

# \$269,000 - 109, 3730 50 Street Nw, Calgary

MLS® #A2259343

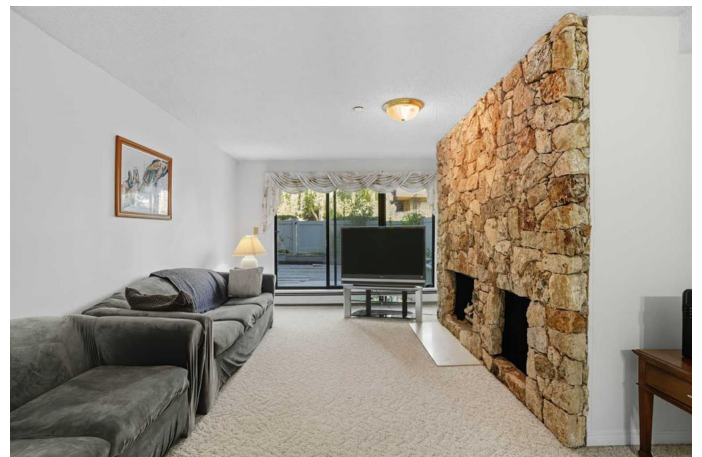
**\$269,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

HUGE private fenced patio. The seller is offering to cover 1 month of condo fees for the buyer, providing an excellent bonus to help you settle in with peace of mind. OVER 1,000 SQ. FT. | 2 BED, 1.5 BATH | ADULT-ONLY (25+) | STEPS TO RIVER VALLEY & MARKET MALL. This spacious first-floor condo combines comfort, convenience, and tranquility in one of the city's most desirable locations. Offering over 1,000 sq. ft. of living space, the home features a bright and welcoming living room with a cozy wood-burning fireplace and sliding doors that open onto your private outdoor space, a lush tree-lined courtyard with gazebo seating, the perfect spot to enjoy a sunrise coffee or unwind with a good book. The functional layout includes a full-sized kitchen with ample cabinet space, two well-proportioned bedrooms, a 4-piece main bath, and a 2-piece ensuite off the primary bedroom with walk-through closet. Additional highlights include complimentary laundry just steps from your door, underground heated parking (stall #69), a private storage locker, and plenty of on-street visitor parking. Set within a quiet, and adult-only (25+) building known for its friendly community atmosphere, this home offers exceptional walkability, just minutes to the Bow River pathway system, Market Mall, University District, U of C, and both Foothills and Children's Hospitals. A fantastic choice for anyone seeking a serene yet centrally located lifestyle.



Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259343          |
| Price          | \$269,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,085             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 3730 50 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 2E3                |

## Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Park, Picnic Area, Visitor Parking, Secured Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Assigned, Underground                                                     |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                       |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Living Room, Stone, Wood Burning                                      |

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Roof              | Membrane                    |
| Construction      | Brick, Cedar, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 40                   |
| Zoning         | M-C2                 |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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