

\$285,000 - 209, 3730 50 Street Nw, Calgary

MLS® #A2237313

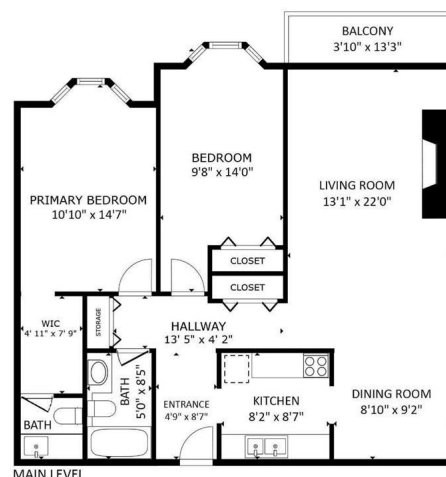
\$285,000

2 Bedroom, 2.00 Bathroom, 1,039 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

PRIVATE BALCONY WITH COURTYARD
VIEW | OVER 1000 SQ FT | 2 BEDROOMS +
1.5 BATHS | ADULT-ONLY BUILDING (25+) |
STEPS TO RIVER VALLEY AND MARKET
MALL | VIRTUAL TOUR AVAILABLE

Tucked into the tranquil Landmark "A" building front entrance facing 50th Street ("B" and "C" face 49th), this spacious second-floor condo offers a peaceful, low-maintenance lifestyle in an unrivaled location. With over 1000 square feet, this unit features a generous living room with a cozy wood-burning fireplace and sliding doors that open onto your private balcony overlooking a lush, tree-lined courtyard with gazebo seating. A lovely sunrise spot good for morning coffee or a good book. The functional floor plan 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. Enjoy the ease of complimentary laundry just steps from your door, underground heated parking (stall #17), a private storage locker, and plenty of on-street visitor parking. This adult-only (25+) and pet-free building is known for its quiet and neighbourly atmosphere, and unbeatable walkability" less than a 3-minute walk to the Bow River pathway system and Market Mall; and close to University District / University of Calgary, and Children's and Foothills Hospitals. A fantastic choice for anyone seeking a serene and centrally located



home. You may see a virtual tour of this home by clicking either the purple house icon or the red 3D icon, depending upon which platform you are using.

Built in 1978

Essential Information

MLS® #	A2237313
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,039
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	209, 3730 50 Street NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2V9

Amenities

Amenities	Elevator(s), Laundry, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Membrane
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
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