

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

MLS® #A2237313

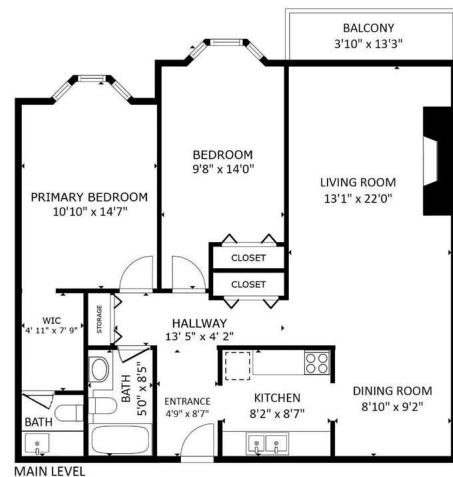
**\$285,000**

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 building front entrance facing 50th Street (and back entrance 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	7
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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