

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

MLS® #A2259343

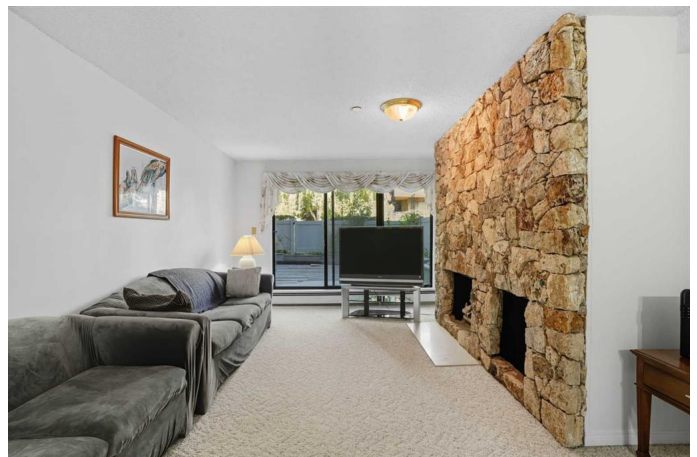
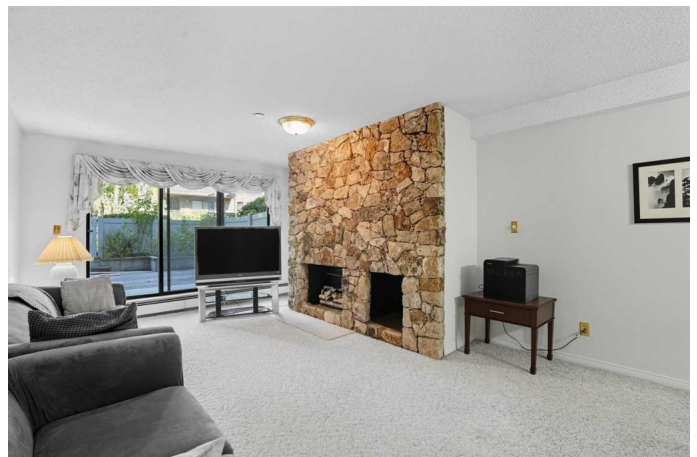
\$269,000

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	14
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.