

# \$275,000 - 109, 3730 50 Street Nw, Calgary

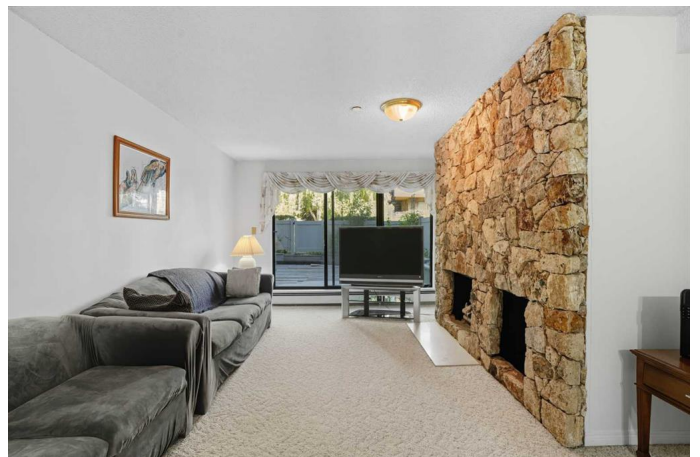
MLS® #A2259343

## \$275,000

2 Bedroom, 2.00 Bathroom, 1,085 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

The seller is offering to cover 3 months 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	\$275,000
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, Secured Parking, Visitor Parking, Picnic Area
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
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## 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	4
Zoning	M-C2

## Listing Details

Listing Office	2% Realty
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