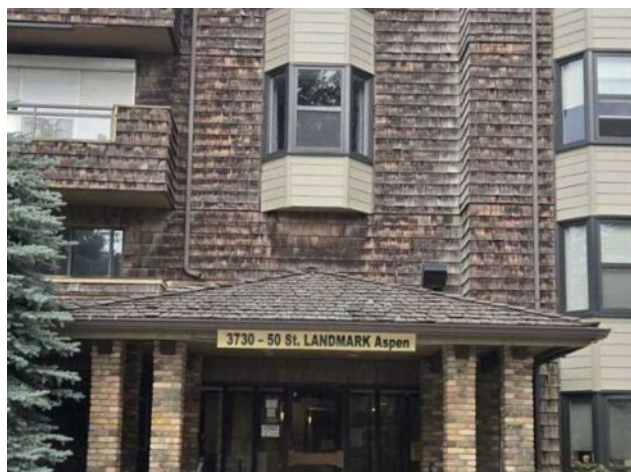


206, 3730 50 Street NW
Calgary, Alberta

MLS # A2248729



\$304,800

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Elevator, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	n/a		

For more information, please click the "More Information" button. Newly renovated and exceptionally spacious 2-bedroom unit featuring a private balcony overlooking a peaceful courtyard. Located in a 25+ age-restricted complex, residents enjoy great amenities including a social room on the main floor, convenient laundry facilities on every level, an assigned heated underground parking stall (#77), and a dedicated storage unit (#43). Recent renovations include a completely updated kitchen with brand-new appliances (microwave, range, and dishwasher), fresh wall and ceiling paint, new vinyl and carpet flooring, updated trim and baseboards, and modernized outlets and lighting throughout. This unbeatable location is directly across from Market Mall, offering a Safeway for groceries, a wide range of shops, dining, and professional services. You're also just minutes from transit, the University of Calgary, Foothills Hospital, and the Alberta Children's Hospital. For outdoor enthusiasts, a scenic pathway system is right outside your door, connecting you to Bowmont Park, Bow River Park Vista Point, and Dale Hodges Park. Condo fees include common area maintenance, heat, insurance, parking, professional property management, reserve fund contributions, sewer, and water—providing worry-free living in a prime location.