



## 3730 50 Street Calgary Alberta

\$269,000

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. (id:6769)

Kitchen 8.42 Ft x 8.25 Ft

Dining room 11.25 Ft x 9.33 Ft

Living room 19.42 Ft x 12.75 Ft

Bedroom 17.92 Ft x 9.17 Ft

Primary Bedroom 15.08 Ft x 10.83 Ft

4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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