



## 3730 50 Street Calgary Alberta

\$287,333

Spacious renovated two bedroom apartment in a popular well run building with a full time building operator. This unit faces west with lovely park + neighborhood views. The extensive renovations in 2023 opened the space to create more light + open concept design. Neutral palette throughout. Luxury vinyl tiling throughout (with the highest possible sound rating). Spacious living room with wood burning fireplace + stylish surround with a balcony off this room to enjoy the serenity of the neighborhood. Renovated bathroom with re-glazed bathtub, newer sink, toilet, medicine cabinet + countertops (all completed in 2023). The efficient kitchen has newer quartz countertops, newer large sink, faucet + newer stove (all replaced in 2023). Both bedrooms are ample in size, with bay windows + the primary bedroom closet has custom organizers in place. There is a lot of storage in this unit with a walk in front closet, huge linen closet + broom closet. Age restriction building is 25 plus, there are no pets allowed with the exception of service/support animals (on approval of board). Smoking is prohibited in common areas + balconies. Laundry on every floor + the cost is included in the monthly condo fees. One underground parking stall + storage locker are also included. This is an immaculate unit with pride of ownership that is very evident. Excellent transit routes and transportation access. Adjacent to Market Mall shopping and Professional Centre. Close to U of C, Foothills Medical Centre and Children's Hospital. (id:6769)

4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 16.42 Ft x 9.58 Ft

Dining room 13.17 Ft x 15.25 Ft

Kitchen 8.42 Ft x 8.75 Ft

Living room 19.25 Ft x 13.00 Ft

Primary Bedroom 17.58 Ft x 11.25 Ft

Listing Presented By:



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