

# \$249,900 - 417, 3730 50 Street Nw, Calgary

MLS® #A2247134

**\$249,900**

1 Bedroom, 1.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Bright, spacious, and beautifully updated—this top-floor condo in the sought-after Landmark Aspen checks every box. Soaring vaulted ceilings and clerestory windows flood the home with light, while the covered south-facing balcony offers year-round enjoyment and serene privacy. The fully renovated kitchen is a showpiece with crisp white cabinetry, quartz countertops, stainless steel appliances, a stylish backsplash, and recessed lighting. The striking living room centers around a dramatic floor-to-ceiling wood-burning fireplace—perfect for cozy nights in. A dining room/flex area adapts to your lifestyle, whether for entertaining, workouts, or a home office. The massive primary bedroom features a charming bay window, a generous closet and still leaves plenty of room for a king sized bed. You™ll also enjoy secure underground parking, an additional storage locker, and the peace of mind that comes with residing in a quiet, pride-of-ownership, adult living (25+) building. Just steps from Market Mall, the University of Calgary, the Children™s and Foothills Hospitals, plus parks, schools, and every amenity imaginable—this is Varsity living at its finest.

Built in 1978

## Essential Information

MLS® #

A2247134



|                |                   |
|----------------|-------------------|
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 822               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 417, 3730 50 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A2V9                 |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Secured Parking, Visitor Parking, Laundry, Picnic Area |
| Parking Spaces | 1                                                                               |
| Parking        | Assigned, Heated Garage, Insulated, Stall, Underground, Parkade, Secured        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                              |
| Heating           | Baseboard                                                                                                                                 |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Wood Burning                                                                                                                              |
| # of Stories      | 4                                                                                                                                         |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Awning(s)             |
| Construction      | Brick, Cedar, Composite Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 81               |
| Zoning         | M-C2             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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