

417, 3730 50 Street NW  
Calgary, Alberta

MLS # A2247134



**\$249,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Insulated, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Composite Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b> Ceiling(s)	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vaulted		
<b>Inclusions:</b>	TV Mount		

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.