



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

417, 3730 50 Street NW
Calgary, Alberta

MLS # A2247134



\$249,900

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

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