

\$329,000 - 405, 3719b 49 Street Nw, Calgary

MLS® #A2107039

\$329,000

2 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

EXTENSIVELY RENOVATED 2-level Penthouse Condo in the desirable Community of Varsity. This includes NEW Windows, Paint, Flooring, Electrical Panel, and Plumbing System in 2021, just to name a few. It has over 1,500 square feet of living space. Upon entering, you are greeted by an open-concept design with high vaulted ceilings and a large balcony. The upper level seamlessly connects the

Living Room with a cozy wood-burning fireplace to the sunny Dining Area and Breakfast Nook. In addition to the gorgeous kitchen quartz

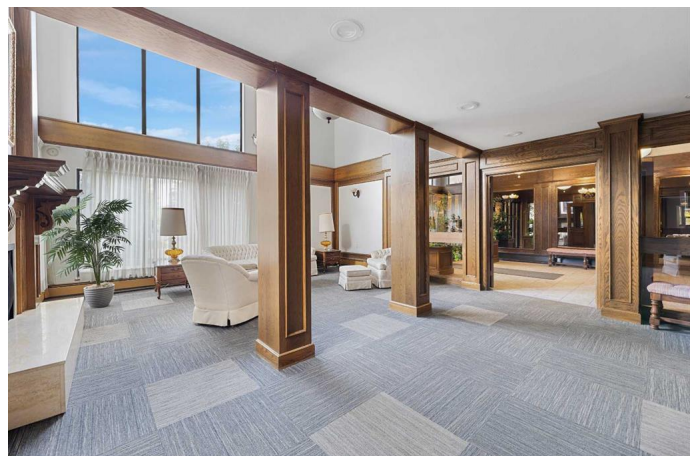
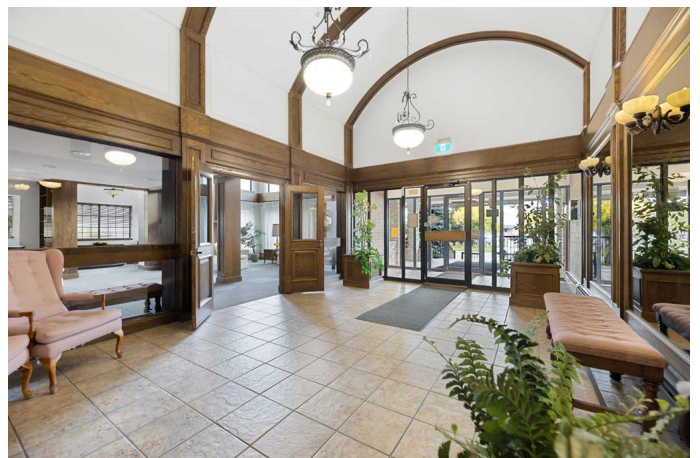
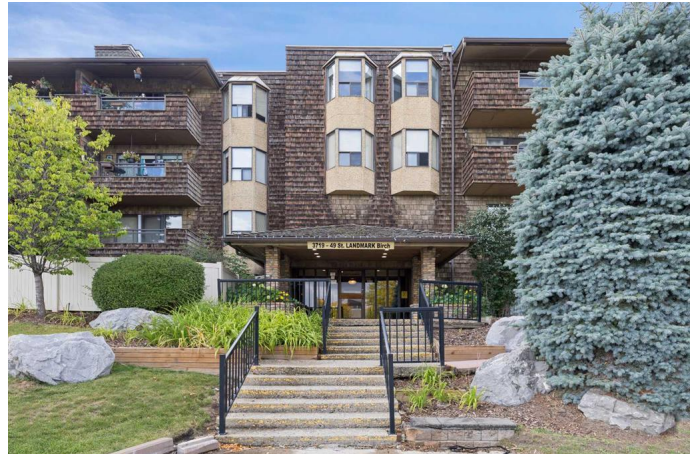
countertops, the kitchen also boasts soft closing and plenty of cabinetry storage, a wet bar, and top-of-the-line stainless steel appliances.

This Condo features a dedicated Den/Office space and a 2pc bathroom complete the upper level. The lower main level features two generously sized bedrooms and a modern 4pc bathroom featuring contemporary fixtures and finishes. The Ensuite Bedroom has a large walkin closet, a modern 3pc bathroom and a walkout balcony with lots of natural light creating a warm and welcoming ambiance.

The second

bedroom has a large window and a spacious walk-in closet with built in shelves for easy wardrobe organizing. Additionally, this Condo offers

convenient UNDERGROUND PARKING and STORAGE. This condo is located in a prime



location, right across from Marketmall.
Shopping,
dining, and entertainment are just steps away.
Easily accessible and short commute to the
University, Hospitals, and City Centre. Adult
Living
25+ /No Pets allowed.

Built in 1978

Essential Information

MLS® #	A2107039
Price	\$329,000
Sold Price	\$318,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	405, 3719b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2E3

Amenities

Amenities	Bicycle Storage, Laundry
Parking Spaces	1
Parking	Assigned, Heated Garage, Secured, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	February 11th, 2024
Date Sold	April 20th, 2024
Days on Market	69
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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