

\$275,000 - 301, 3719b 49 Street Nw, Calgary

MLS® #A2109270

\$275,000

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Step into luxury living with this rare gem—a bright and spacious 2 bedroom, 2 full bathroom condo boasting over 1,100 square feet of living space, perfectly complemented with a quaint den/office area, ideal for remote work. Positioned in a coveted south facing orientation, this corner unit offers unparalleled privacy and overlooks a south exposure green space lush and tranquil. Sunlight floods the interior throughout the day, accentuating the airy ambiance and the open layout. With no shared walls, peace and quiet reign supreme, accompanied only by the melodic chirping of birds in the neighbouring vegetation. Entertain with ease in the generously proportioned dining room and living space, where gatherings with loved ones are elevated by the cozy ambiance of the wood-burning fireplace, providing warmth and charm during the cooler seasons.

Retreat to the expansive primary suite, effortlessly accommodating a king-sized bed, and indulge in the luxury of a 3-piece ensuite, a sanctuary of comfort and relaxation. Convenience is paramount with included underground heated parking and a secure storage locker, while the availability of fiber optic internet ensures seamless connectivity for work and leisure pursuits. Located in the coveted community of Varsity, this residence offers unparalleled accessibility, directly opposite Market Mall & Safeway, mere minutes from the esteemed U of C and Foothills Hospital. Public transportation at your



doorstep facilitates effortless commuting, while the nearby cycling and walking trails of Dale Hodges Park beckon outdoor enthusiasts to explore and unwind. Discover unmatched value in a location that embodies convenience and comfort. Please note, this building imposes an adult restriction of 25+ and does not permit pets, ensuring a tranquil environment for discerning residents. Note this well managed community will be replacing all the windows this year. Book today for your private viewing.

Built in 1978

Essential Information

MLS® #	A2109270
Price	\$275,000
Sold Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 3719b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2E3

Amenities

Amenities	Elevator(s), Laundry, Secured Parking, Storage
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Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Natural Woodwork, No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Rolled/Hot Mop, Tar/Gravel
Construction	Cedar, Shingle Siding, Wood Frame

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 9th, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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