

\$295,000 - 212, 3719b 49 Street Nw, Calgary

MLS® #A2145166

\$295,000

2 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to your dream condo located in the highly sought-after Varsity area of Calgary! This exceptional residence at 212 3907B 49th St NW offers an unparalleled combination of space, privacy, and convenience. Situated directly across from Market Mall, you will have access to an array of amenities right at your doorstep. The prime location also places you in close proximity to the Children's Hospital, Foothills Hospital, and the University of Calgary.

Step inside this massive 2-bedroom, 2-bathroom corner unit and be captivated by its expansive layout, spanning over 1,170 square feet. The spacious entryway greets you with ample closet space, perfect for storing coats, shoes, and all your essentials. The entire condo is adorned with elegant crown moldings, adding a touch of sophistication throughout.

The heart of the home features a cozy wood-burning fireplace with a stunning mantle, creating a warm and inviting atmosphere. Adjacent to the living area is an office nook, ideal for those who work from home or need a dedicated study space. One of the standout features of this condo is the wraparound west-facing balcony, offering both privacy and tranquility.

The massive primary bedroom boasts large windows along with plenty of closet space to accommodate your wardrobe. The recently updated tub and tile in the en-suite bathroom add a modern touch to this luxurious retreat.



The second bedroom is equally impressive, featuring a built-in closet organizer and mirrored doors, providing ample storage solutions.

The kitchen is a chef’s delight, with plenty of counter and cupboard space, ensuring all your culinary needs are met. The thoughtful layout ensures that this unit does not share any walls with neighboring units, offering unparalleled privacy and tranquility.

This condo is located in an exclusive adult-only building (25 and over), ensuring a peaceful living environment. This is a no-pet building, perfect for those seeking a serene and quiet lifestyle. Don't miss this rare opportunity to own a private corner unit condo in Varsity, where comfort, style, and convenience converge. Come and experience the best in condominium living today!

Built in 1978

Essential Information

MLS® #	A2145166
Price	\$295,000
Sold Price	\$290,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	212, 3719b 49 Street Nw
Subdivision	Varsity

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2V9

Amenities

Amenities	Party Room
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Wood Frame, Wood Siding

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 16th, 2024
Days on Market	18
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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