

\$299,900 - 103, 3719b 49 Street Nw, Calgary

MLS® #A2147468

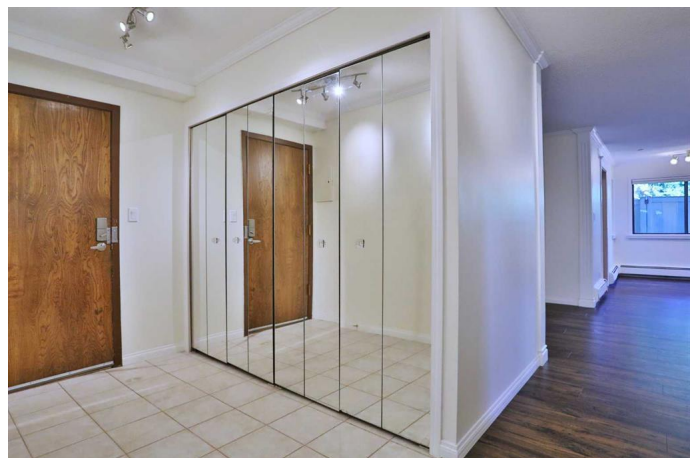
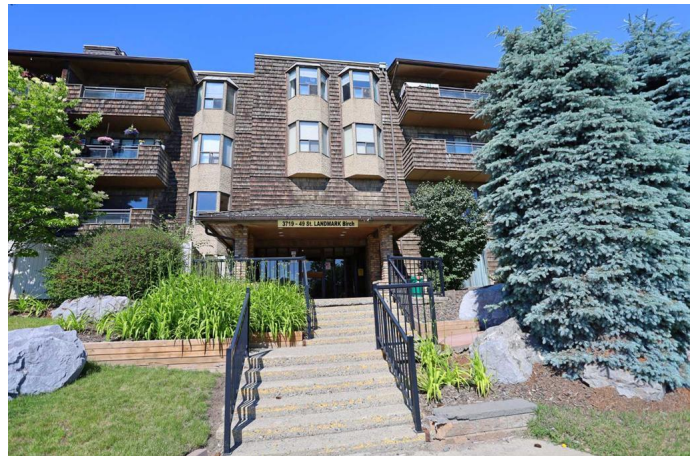
\$299,900

2 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Don't miss out on this chance to live in the popular adult complex of LANDMARK ESTATES...this 25+ / no pet complex in this prime location across from Market Mall, highly walkable & convenient to transit, hospitals & University of Calgary. Located in the Birch building, this fantastic main floor corner unit enjoys 2 bedrooms & 1.5 baths, updated kitchen with black appliances, brand new upgraded laminate floors & incredible wraparound patio...over 400sqft of private outdoor living! Available for quick possession, you will just love the warm & inviting feel of this lovely home with its wonderful living room with wood-burning fireplace & floor-to-ceiling flagstone surround, formal dining room with mirrored feature wall & stylish kitchen with loads of cabinet space & garden bay window. Just off the living room is an alcove which is the ideal spot for your home office. Both bedrooms have bay windows & great closet space plus the master also has a 2 piece ensuite. The full bathroom has tile floors & jetted tub/shower combo. For your exclusive use there is an assigned parking stall in the underground parkade along with a separate storage locker. And the best feature of your new home is the amazing fenced patio with raised garden beds & pergola, & with the shade from the mature trees makes it the perfect space for outdoor entertaining or just to relax...your own private park in the city! Residents' amenities include common laundry rooms on every floor, lounge with fireplace,



library & lofted area, & the beautifully landscaped grounds come complete with winding walkways, gazebo & gardens. Monthly condo fees include heat, water-sewer & laundry. With everything right at your fingertips...top-notch shopping, transit, 470 acres of natural parks including the award-winning Dale Hodges & Bowmont parks, Silver Springs golf course, Foothills Medical Centre & University District, this is the maintenance-free, lock up & leave lifestyle you've been waiting for!

Built in 1978

Essential Information

MLS® #	A2147468
Price	\$299,900
Sold Price	\$290,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,069
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 3719b 49 Street NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E3

Amenities

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

Interior

Interior Features	Beamed Ceilings, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Low Maintenance Landscape, Underground Sprinklers
Roof	Membrane
Construction	Brick, Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 1st, 2024
Days on Market	20
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.