

# \$309,900 - 303, 3719c 49 Street Nw, Calgary

MLS® #A2167331

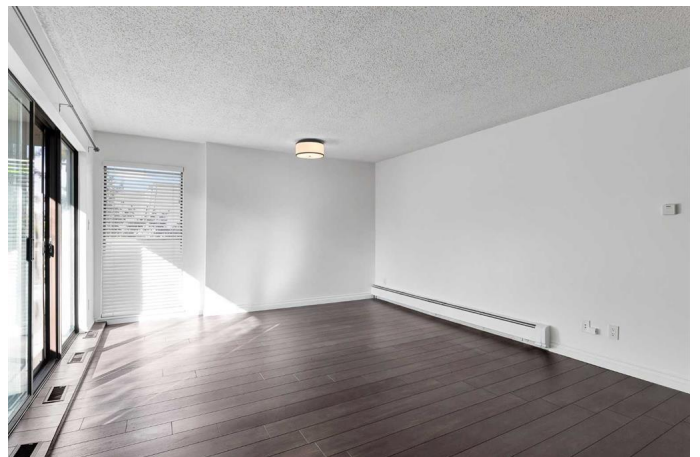
**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Landmark Estates!! AMAZING location and recently fully renovated from top to bottom (2023), huge 2 bedroom, 1.5 bath condo with private west facing balcony. As soon as you walk through the front door, you'll be amazed at the bright, open concept and updated feel of the home. It has a rare, spacious dining room area, large living room with a wall of windows, chef's kitchen with brand new everything including stainless steel LG appliances, quartz countertops and soft closing cabinetry throughout. Both bedrooms are oversized with the primary bedroom having a large bay window, walk through closet and private 2 piece ensuite. The 4 piece main bath is modern, bright and has a deep soaker tub to relax in after a long day. Enjoy your morning coffee on the large, west facing deck where you will be surrounded by mature trees and can listen to the birds sing. This is an Adults Only Building, This feels like a true oasis in the city. In addition to all of this, this Adults Only Building has free to use laundry rooms on all levels, a games room on the second level and this home comes with an underground parking stall that is conveniently located close to the elevator and a storage locker for all your extra treasures. Located in the heart of Varsity, this home is within walking distance or a quick drive to U of C, Foothills & Children's hospital, Market Mall, Bowmont Park, shopping, grocery, bike trails, schools and public transit. Amazing homes like this do not come on the market often. Book your



showing today!

Built in 1978

### Essential Information

MLS® #	A2167331
Price	\$309,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	303, 3719c 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E3

### Amenities

Amenities	Elevator(s), Recreation Room, Secured Parking, Storage, Laundry
Parking Spaces	1
Parking	Heated Garage, Underground, Secured

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None

# of Stories                4

## Exterior

Exterior Features    Balcony, Playground, Courtyard

Construction        Wood Frame, Wood Siding

## Additional Information

Date Listed            September 20th, 2024

Date Sold              October 11th, 2024

Days on Market      21

Zoning                 M-C2

HOA Fees              0.00

## Listing Details

Listing Office         RE/MAX First

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