

\$298,892 - 203, 3719c 49 Street Nw, Calgary

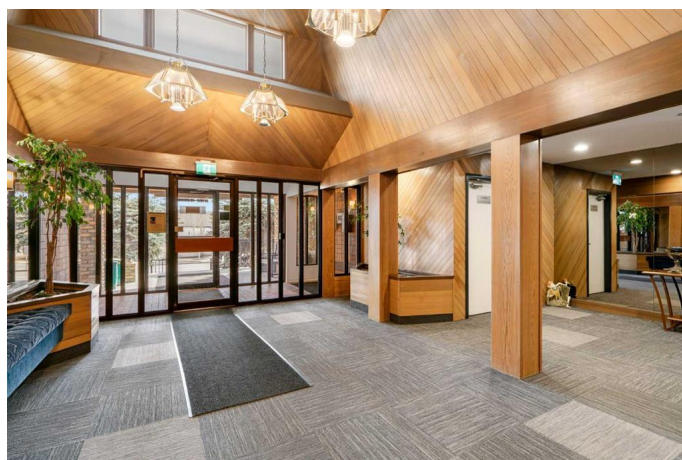
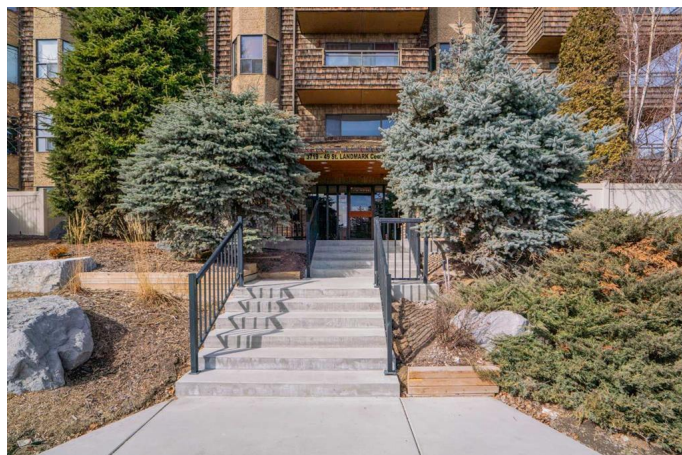
MLS® #A2205535

\$298,892

2 Bedroom, 2.00 Bathroom, 1,014 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

203, 3719C 49 Street NW | Location Location Location! | Spacious 1,014 SQ FT West Facing Corner Unit in the Heart Of The Coveted Varsity Community | Cozy Wood Burning Fireplace In The Living Room With Sliding Doors Leading To A Wraparound Balcony Where Mature Trees Provide A Serene, Private Oasis | Bright Sunlit Kitchen With Stainless Steel Appliances | Two Generous Sized Bedrooms With The Primary Bedroom Having A Walk-Through Closet Into The 2 PCE Ensuite | Free To Use Laundry Rooms On All Levels | Games Room On The Second Level | Heated Underground Parking Stall & Separate Storage Locker | Steps To Market Mall & The Scenic Bow River Pathway | Nearby Parks Include Dale Hodges Park, Montalban Park & Varsity Estates Park | Easy Access To Professional Services, University of Calgary, University District, Foothills & Children's Hospital, Public Transportation, & Major Roadways In & Around The City | Condo Fees of \$753.66 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | Elevator | PETS Fish & Birds "No Dogs No Cats Allowed | Adult Living (25+)



Built in 1978

Essential Information

MLS® # A2205535

| | |
|----------------|-------------------|
| Price | \$298,892 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,014 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 203, 3719c 49 Street Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 4B6 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Laundry, Recreation Room, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Garage Door Opener, Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating | Baseboard, Fireplace(s), Natural Gas, Boiler |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Raised Hearth |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Courtyard, Storage |
| Roof | Asphalt Shingle, Membrane |
| Construction | Brick, Cedar, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 13 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.