

# \$295,000 - 407, 3719c 49 Street Nw, Calgary

MLS® #A2122693

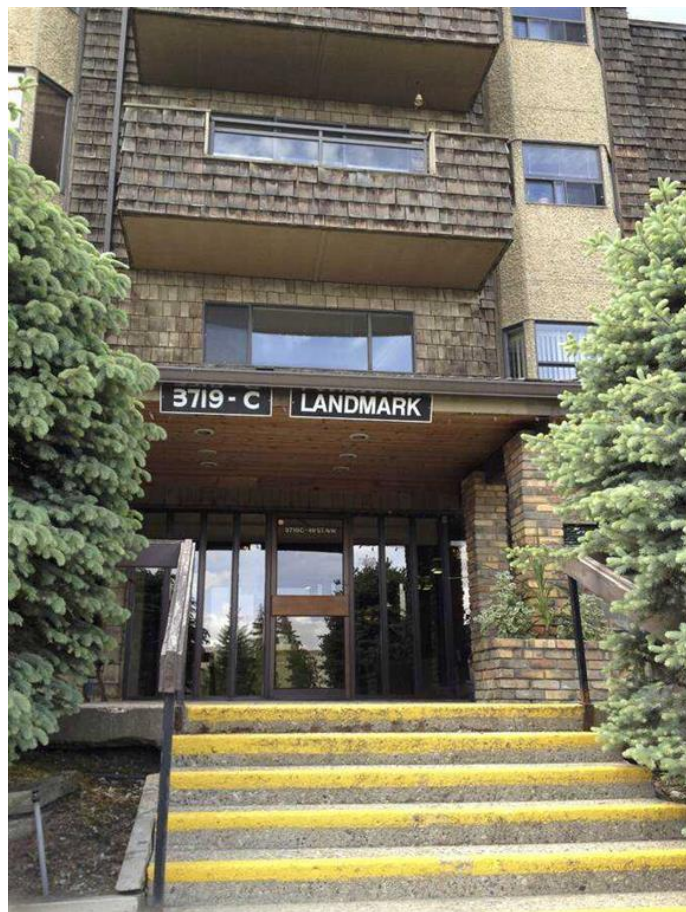
## \$295,000

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

For more information, please click on Brochure button below.

Location Location Location! Top floor unit in the popular Adult Living building (25+), The Landmark. Condo has a full sized dining room, open concept living room, a large & bright kitchen with loads of cabinetry, 2 large bedrooms and 2 bathrooms - the master featuring a walk-through closet and 3-piece bathroom. With vaulted ceilings, skylights throughout, fireplace, underground parking and storage, balcony, and big bright windows, this condo has everything. The location is hard to beat being steps to Market Mall, professional services, transit, parks, the river valley, The Children's Hospital, Foothills Hospital, Canada Olympic Park and the University of Calgary. The condo board is well run and incredibly active, and the free common laundry facilities are right down the hall from this unit. Wonderful opportunity and great value in Varsity!



Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2122693  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,057     |

Acres 0.00  
Year Built 1978  
Type Residential  
Sub-Type Apartment  
Style Apartment  
Status Active

### Community Information

Address 407, 3719c 49 Street Nw  
Subdivision Varsity  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3A 2E3

### Amenities

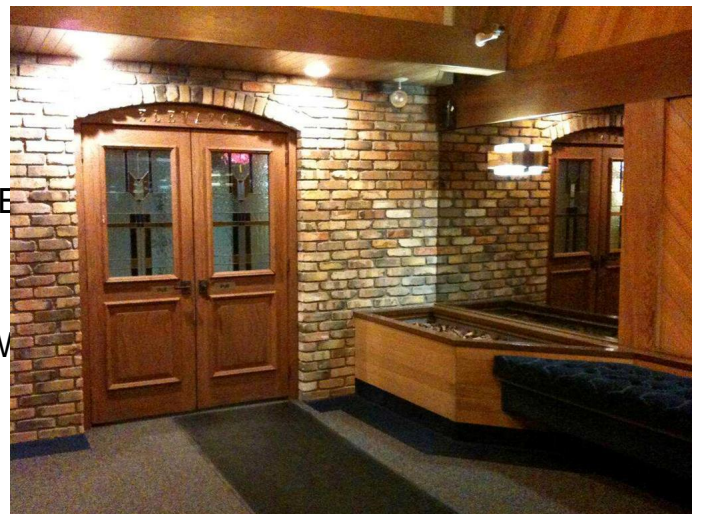
Amenities Elevator(s), Fitness Center, Room, Storage, Trash  
Parking Spaces 1  
Parking Underground

### Interior

Interior Features Ceiling Fan(s), Chandelier, E Natural Woodwork, Pantry, Ceiling(s), Walk-In Closet(s)  
Appliances Electric Stove, Microwave, W  
Heating Central, Geothermal  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 5  
Basement None

### Exterior

Exterior Features Private Entrance, Storage  
Lot Description Landscaped  
Roof Cedar Shake  
Construction Wood Frame



Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 12th, 2024

Days on Market        361

Zoning                  MC-2

### **Listing Details**

Listing Office          Easy List Realty

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