

203, 3719C 49 Street NW
Calgary, Alberta

MLS # A2205535



\$298,892

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|------------------|---|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,014 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Garage Door Opener, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Boiler, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle, Membrane | Condo Fee: | \$ 754 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cedar, Concrete, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Walk-In Closet(s) | | |

Inclusions: N/A

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+)