

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

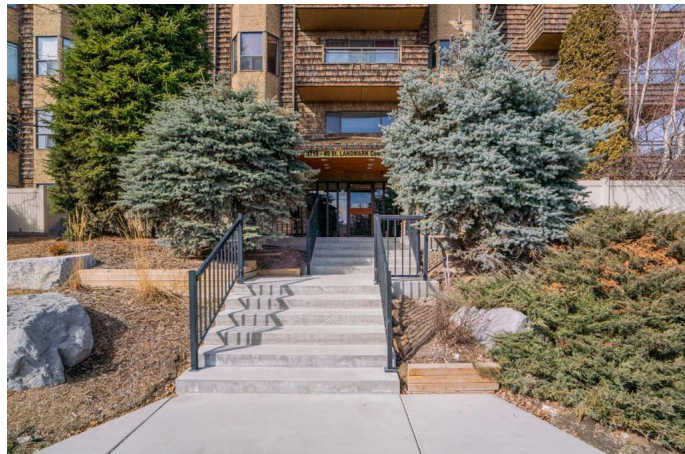
MLS® #A2205535

**\$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	16
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.