

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

MLS® #A2215203

## \$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® #         | A2215203  |
| 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      | Single Level Unit |
| Status     | Active            |

### Community Information

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

### Amenities

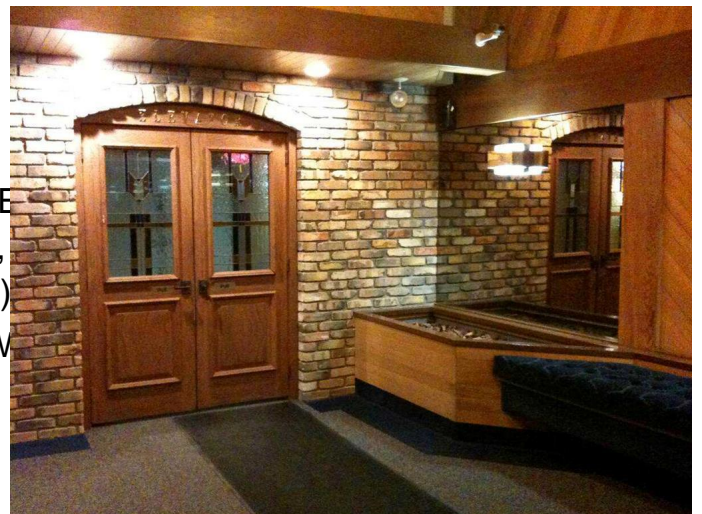
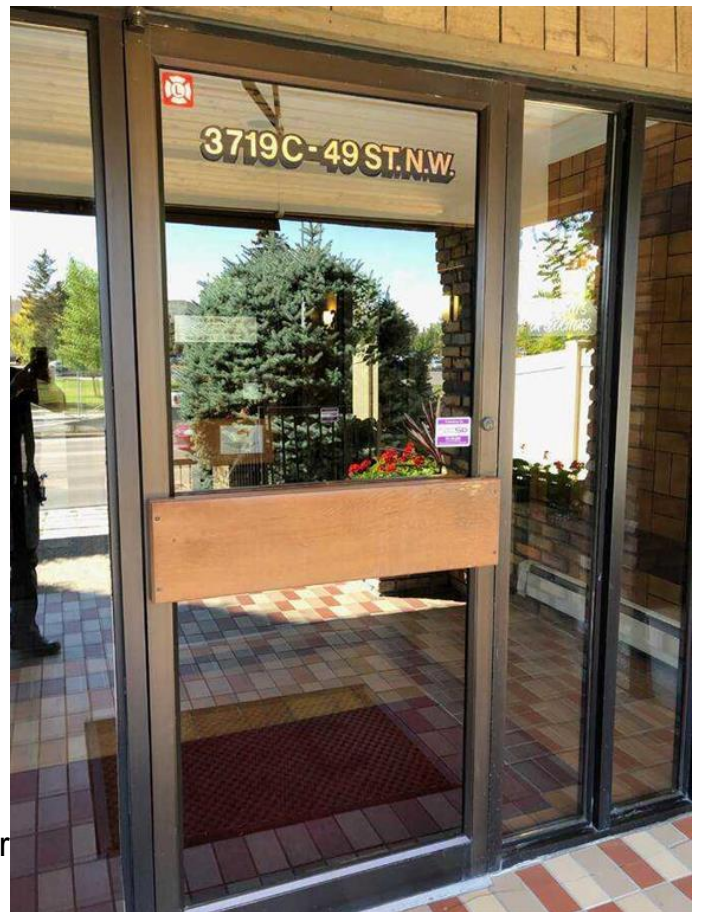
|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Storage, Trash, Laundry |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, E Natural Woodwork, Pantry, Walk-In Closet(s), Skylight(s) |
| Appliances        | Electric Stove, Microwave, W   |
| Heating           | Central, Geothermal  |
| Cooling           | Other  |
| 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 26th, 2025  
Days on Market            6  
Zoning                      MC-2

**Listing Details**

Listing Office              Easy List Realty

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