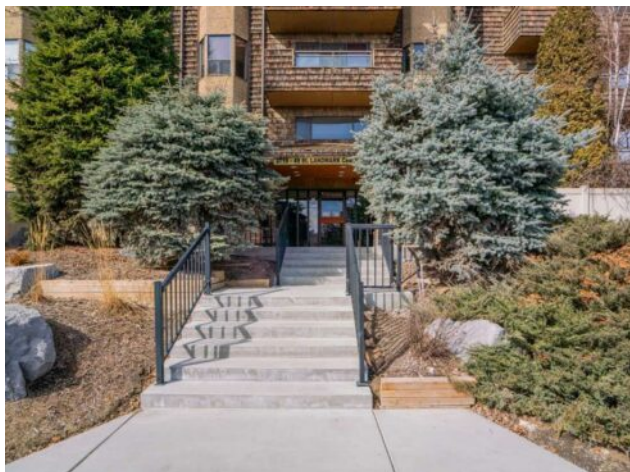


203, 3719C 49 Street NW
Calgary, Alberta

MLS # A2205535



\$280,000

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:	-		

Heating: Baseboard, Boiler, Fireplace(s), Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle, Membrane

Basement: -

Exterior: Brick, Cedar, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 754

LLD: -

Zoning: M-C2

Utilities: -

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+)