



102, 3719B 49 Street NW
Calgary, Alberta

MLS # A2170532



\$288,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,094 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 794
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Soaking Tub		

Inclusions: N/A

Don't miss the opportunity to live in the highly sought-after adult complex of Landmark Estates (25+), ideally located across from Market Mall in a prime, walkable area close to transit, hospitals, and the University of Calgary. Situated in the Birch building, this exceptional main-floor corner unit offers 2 bedrooms, 2 baths, and a spacious, yard-like patio for private outdoor living. The bright kitchen features sleek white appliances and a garden bay window that lets in plenty of natural light, while the newer laminate flooring throughout enhances the modern, inviting atmosphere. The generous living room boasts a cozy wood-burning fireplace with a striking floor-to-ceiling flagstone surround, and the formal dining room is highlighted by a mirrored feature wall for added elegance. Adjacent to the living room, a convenient alcove provides the ideal space for a home office. Both bedrooms are generously sized, each featuring bay windows and ample closet space. The primary bedroom includes a 3-piece ensuite, while the full bathroom offers tiled floors and a soaking tub/shower combination. For your convenience, the unit comes with an assigned underground parking stall and a separate storage locker. Landmark Estates offers an array of amenities for residents, including shared laundry facilities on each floor, a lounge with a fireplace, a library, and beautifully landscaped grounds complete with winding walkways, a gazebo, and gardens. Monthly condo fees cover heat, water/sewer, and laundry. With top-tier shopping, extensive transit options, 470 acres of natural parks (including the award-winning Dale Hodges and Bowmont parks), Silver Springs Golf Course, Foothills Medical Centre, and the University District all nearby, this home offers the perfect maintenance-free living.