



105, 3719B 49 Street NW
Calgary, Alberta

MLS # A2171594



\$324,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,549 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,118
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Laminate Counters, No Smoking Home, See Remarks		

Inclusions: none

PRICE DROP NOV 13. Welcome to a "rare" multi-level ground floor unit in the desirable Community of Varsity. This apartment was completely renovated back in 2020. The unit is over 1,500 sq ft. Main floor has a large living room w/ windows looking out to the spacious patio. The galley style kitchen has tons of counter space with a separate counter space with sink. SS appliances throughout with maple cabinets. Carpet in linoleum flooring on the main. A 2 piece washroom along with a huge den with french glass doors that provide options for how the new buyer wishes to arrange. A maple wood post iron rod stair case takes you to the 2nd floor. Two large bedrooms along with 2 full bathrooms. The primary is large and can accommodate lots of furniture. Has its own ensuite with shower along with its own patio. The 2nd bedroom is perfect for guests and has its own 4 piece bathroom. Both the main floor and 2nd level have access to the communal laundry rooms which are just down the hall. A huge 350 square foot private patio awaits. Unit also comes with underground parking and its own separate storage unit. Condo complex is right at cross walk that takes you to Market Mall. Apartment is also quick access to the new and ever changing University District.