



**306, 3719C 49 Street NW
Calgary, Alberta**

MLS # A2192464



\$270,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,023 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Open House: February 23, 12:00 - 2:00 Discover convenience and comfort in this meticulously maintained 2-bedroom, 1-bathroom corner unit, nestled in the heart of Varsity Estates. A 1,023ft2 haven, perched on the 3rd floor of a serene adult-only building, offers a blend of comfort and style with the opportunity to personalize the your space. The open-concept living space showcases a wood-burning fireplace and sliding doors leading to a wraparound deck, where mature trees provide a serene, private oasis. The sunlit kitchen boasts freshly painted cabinets, new backsplash, and a charming garden bay window, while both bedrooms feature NEW large bay windows for abundant natural light. The updated bathroom includes a quartz-topped vanity and walk-in shower, with Jack-and-Jill entrance from the primary bedroom for added convenience. This move-in ready condo comes complete with underground parking, in-unit storage, and a separate storage locker. Steps away from Market Mall and the scenic Bow River Pathway, this prime location offers easy access to shopping, dining, and outdoor recreation. With proximity to medical facilities, public transit, and major roadways, it's ideal for those seeking a low-maintenance lifestyle without compromising on comfort or convenience. Don't miss this opportunity to embrace sophisticated living in one of Calgary's most sought-after neighborhoods.