

# \$298,892 - 203, 3719c 49 Street Nw, Calgary

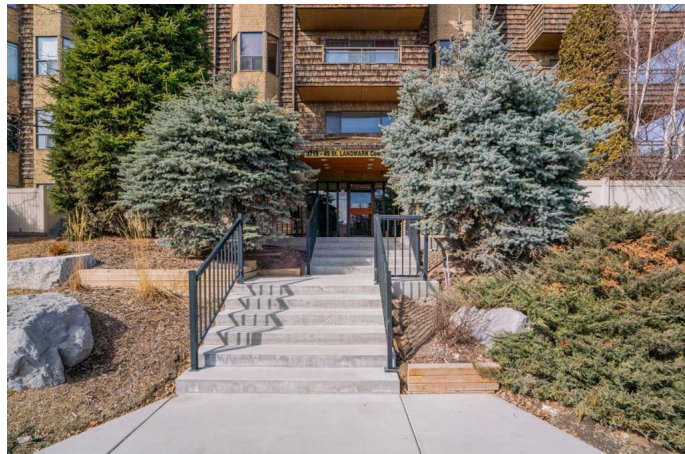
MLS® #A2205535

**\$298,892**

2 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

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+)



Built in 1978

## Essential Information

MLS® #                      A2205535

Price	\$298,892
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,014
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 3719c 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4B6

### Amenities

Amenities	Elevator(s), Laundry, Recreation Room, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Parkade, Stall, Underground

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Raised Hearth
# of Stories	4

### Exterior

Exterior Features	Courtyard, Storage
Roof	Asphalt Shingle, Membrane
Construction	Brick, Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	10
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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