



# 3719 49 Street Calgary Alberta

\$299,900

Don't miss out on this chance to live in the popular adult complex of LANDMARK ESTATES...this 25+ / no pet complex in this prime location across from Market Mall, highly walkable & convenient to transit, hospitals & University of Calgary. Located in the Birch building, this fantastic main floor corner unit enjoys 2 bedrooms & 1.5 baths, updated kitchen with black appliances, brand new upgraded laminate floors & incredible wraparound patio...over 400sqft of private outdoor living! Available for quick possession, you will just love the warm & inviting feel of this lovely home with its wonderful living room with wood-burning fireplace & floor-to-ceiling flagstone surround, formal dining room with mirrored feature wall & stylish kitchen with loads of cabinet space & garden bay window. Just off the living room is an alcove which is the ideal spot for your home office. Both bedrooms have bay windows & great closet space plus the master also has a 2 piece ensuite. The full bathroom has tile floors & jetted tub/shower combo. For your exclusive use there is an assigned parking stall in the underground parkade along with a separate storage locker. And the best feature of your new home is the amazing fenced patio with raised garden beds & pergola, & with the shade from the mature trees makes it the perfect space for outdoor entertaining or just to relax...your own private park in the city! Residents' amenities include common laundry rooms on every floor, lounge with fireplace, library & lofted area, & the beautifully landscaped grounds come complete with winding walkways, gazebo & gardens. Monthly condo fees include heat, water-sewer & laundry. With everything right at your fingertips...top-notch shopping, transit, 470 acres of natural parks including the award-winning Dale Hodges & Bowmont parks, Silver Springs golf course, Foothills Medical Centre & University District, thi...

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Living room 19.08 Ft x 12.75 Ft

Dining room 11.42 Ft x 8.42 Ft

Kitchen 8.83 Ft x 7.83 Ft

Den 8.17 Ft x 7.83 Ft

Primary Bedroom 17.67 Ft x 10.75 Ft

Bedroom 16.50 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.kirbycox.com/>



See

**Mirror**

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