



3719 49 Street Calgary Alberta

\$295,000

Welcome to your dream condo located in the highly sought-after Varsity area of Calgary! This exceptional residence at 212 3907B 49th St NW offers an unparalleled combination of space, privacy, and convenience. Situated directly across from Market Mall, you will have access to an array of amenities right at your doorstep. The prime location also places you in close proximity to the Children's Hospital, Foothills Hospital, and the University of Calgary. Step inside this massive 2-bedroom, 2-bathroom corner unit and be captivated by its expansive layout, spanning over 1,170 square feet. The spacious entryway greets you with ample closet space, perfect for storing coats, shoes, and all your essentials. The entire condo is adorned with elegant crown moldings, adding a touch of sophistication throughout. The heart of the home features a cozy wood-burning fireplace with a stunning mantle, creating a warm and inviting atmosphere. Adjacent to the living area is an office nook, ideal for those who work from home or need a dedicated study space. One of the standout features of this condo is the wraparound west-facing balcony, offering both privacy and tranquility. The massive primary bedroom boasts large windows along with plenty of closet space to accommodate your wardrobe. The recently updated tub and tile in the en-suite bathroom add a modern touch to this luxurious retreat. The second bedroom is equally impressive, featuring a built-in closet organizer and mirrored doors, providing ample storage solutions. The kitchen is a chef's delight, with plenty of counter and cupboard space, ensuring all your culinary needs are met. The thoughtful layout ensures that this unit does not share any walls with neighboring units, offering unparalleled privacy and tranquility. This condo is located in an exclusive adult-only building (25 and over), ensuring a peaceful living environment. Thi...

4pc Bathroom 8.50 Ft x 5.00 Ft

Other 8.67 Ft x 4.75 Ft

Primary Bedroom 15.92 Ft x 11.17 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Dining room 12.33 Ft x 9.08 Ft

Living room 19.08 Ft x 13.25 Ft

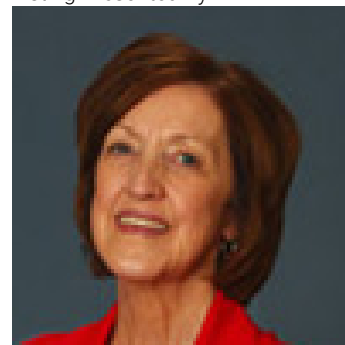
Kitchen 16.08 Ft x 8.42 Ft

Office 8.17 Ft x 7.58 Ft

Other 17.33 Ft x 3.75 Ft

Bedroom 14.92 Ft x 9.58 Ft

Listing Presented By:



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