



3719 49 Street Calgary Alberta

\$298,892

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+) (id:6769)

Living room 18.92 Ft x 13.17 Ft

Primary Bedroom 17.42 Ft x 10.83 Ft

Kitchen 9.33 Ft x 8.50 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Dining room 12.42 Ft x 8.92 Ft

Bedroom 16.75 Ft x 9.50 Ft

Foyer 8.67 Ft x 5.08 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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