

**201, 3719C 49 Street NW**  
**Calgary, Alberta**

**MLS # A2298638**



**\$279,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Garage Door Opener, Heated Garage, Parkade, Paved, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Here it is&hellip;. comfort, style and a prime location&hellip;. the one you&rsquo;ve been waiting for! This charming 2-bedroom condo is a hidden gem in an ideal location. Overlooking the tranquil courtyard, this south-facing unit brings tons of warmth and natural light into your home. The spacious living room boasts a wood burning fireplace, creating the perfect ambiance for relaxation. With its close proximity to Market Mall and the Market Mall Professional Centre, you have quick access to a range of amenities, including medical facilities, shopping, and restaurants. If you attend the University of Calgary, work at the Foothills Medical Centre or Children's Hospital, you can easily walk to work, making your daily commute a breeze. Public transportation is just a step away, offering convenience for all your city adventures. Nature lovers will appreciate the nearby park with its walking paths and stunning views of Canada Olympic Park and the Rocky Mountains. A heated underground parking stall and storage locker rounds out this great unit, book your showing today and see for yourself!