

**401, 3719B 49 Street NW**  
**Calgary, Alberta**

**MLS # A2318568**



**\$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>	1,137 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 826
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Cabinets & Shelf in the dining room area are attached		

Welcome to Landmark Birch, where this impeccably maintained top-floor residence blends sophistication, privacy, and comfort in the heart of Varsity. This elegant two-bedroom, two-bathroom home offers a bright, inviting layout enhanced by unique architectural details and abundant natural light. As a top-floor corner unit with no shared walls, it provides an exceptional sense of tranquility and seclusion. The updated kitchen features abundant cabinetry and generous workspace, ideal for everyday living and entertaining. The living room is anchored by a striking floor-to-ceiling stone fireplace with custom live-edge walnut mantels, creating a warm and inviting focal point. From here, step onto the spacious wraparound balcony overlooking the beautifully landscaped courtyard and mature trees—an ideal setting to relax and enjoy the peaceful surroundings. The spacious primary suite includes a full ensuite and ample closet space. A versatile second bedroom, additional full bathroom, dedicated office area, and bright workspace provide flexibility for guests, family, or working from home. For added convenience, laundry facilities are located on the same floor and shared with only a few neighbouring units. Additional storage offers valuable space for seasonal items, recreational gear, and everyday essentials. Residents benefit from heated underground parking, secure building access, beautifully maintained common areas, and recent exterior upgrades. Ideally located within walking distance of Market Mall, dining, parks, transit, and everyday amenities, this sought-after address also offers quick access to the Bow River pathway system, Shouldice Park, and Bowness Park. This is an exceptional opportunity to enjoy refined top-floor living in one of Calgary's most established communities.