

406, 3719B 49 Street NW
Calgary, Alberta

MLS # A2345741



\$278,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,552 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Garage Door Opener, Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,131
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	N/A		

Spacious and full of possibilities, this unique home offers the feel of a townhouse with the convenience of apartment living. The main level features a welcoming foyer, new flooring, two-sided wood-burning fireplace and a vaulted living room with large, adjacent covered balcony. The dining room is highlighted by a new bay window and flows into the recently updated kitchen, complete with an adjacent wet bar/coffee station overlooking the living room—perfectly positioned for entertaining. Just off the kitchen, a versatile flex room offers the ideal space for a home office, den, or future kitchen expansion. A convenient powder room and abundant storage complete the main floor. Downstairs offers two generous bedrooms, two bathrooms and additional storage. The primary bedroom includes a 3-piece ensuite and private covered balcony, while the second bedroom features another new bay window, excellent closet space and a nearby 4-piece bath. Both levels have access to complimentary communal laundry rooms conveniently located just down the hall. Meet your neighbours in the main-floor common reading and puzzle room, or as you come and go from your separate storage unit (31) or underground, heated parking stall (14). Ideally located directly across from Market Mall, with easy access to nearby hospitals, universities, and the vibrant restaurants and cafés of the University District, this home puts convenience at your doorstep.