

409, 3719B 49 Street NW
Calgary, Alberta

MLS # A2347008



\$229,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, Vaulted Ceiling(s)		

Inclusions:	N/A
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Welcome home to this bright, airy, two-bedroom condo with a parking stall and located in Calgary's highly desirable and established Northwest community of Varsity. Situated in a quiet, 25+ adult-only building, this top-floor sanctuary offers a serene, low-maintenance lifestyle paired with unbeatable everyday convenience. From the moment you step inside, you are greeted by an open-concept living space defined by soaring vaulted ceilings that elevate the home's atmospheric feel, making it remarkably spacious and grand. The main living area serves as the true heart of the home, bathed in soft, natural sunlight that streams through expansive windows throughout the day. High-quality laminate flooring flows seamlessly across the entire layout, combining durable practicality with a sleek, contemporary aesthetic. On cooler Calgary evenings, the classic real wood-burning fireplace creates a warm and inviting ambiance, offering a cozy focal point for relaxing or entertaining guests. Both well-proportioned bedrooms provide comfortable accommodations with ample closet space, easily serving as a quiet primary retreat, a dedicated home office, or a welcoming guest suite. Beyond the front door, the well-managed building caters to a quiet, mature living environment, supported by age restrictions (25+) and no-pets policy to ensure lasting peace and privacy. Nestled in the heart of Varsity, the property places you in one of Calgary's most cherished neighborhoods, famed for its mature, tree-lined avenues, extensive pathway networks, and close proximity to scenic Bowmont Park along the Bow River. Every daily amenity is within easy reach, with Market Mall, Brentwood Village, and an array of local cafes and grocery options just minutes away. The location offers exceptional connectivity for health and academic professionals, sitting

close to the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. Commuting across the city or escaping to the Rocky Mountains is effortless, thanks to quick access to the Brentwood LRT station, Crowchild Trail, and Stoney Trail. Combining architectural charm, quiet refinement, and an enviable Northwest location, this condo represents an exceptional place to call home.