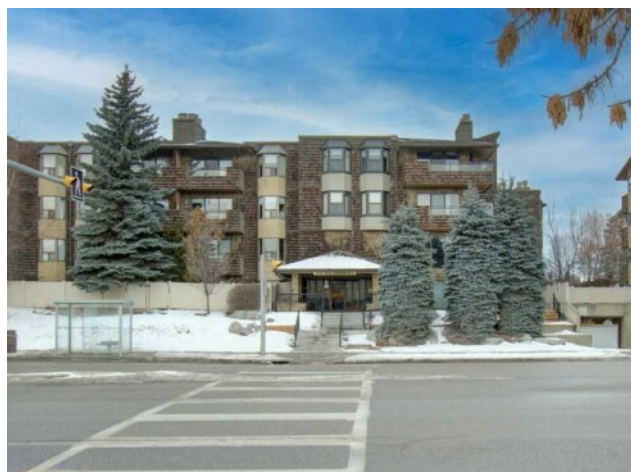


203, 3719B 49 Street NW
Calgary, Alberta

MLS # A2282504



\$259,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 816
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: None

Welcome to this spacious ADULT 25+ BUILDING gem, perfectly positioned across the street from MARKET MALL with unbeatable convenience and calm. The unit faces a quiet street, and offers SECURE FOB ENTRTY, elevator access, secure UNDERGROUND parking, and extra-secure storage—the fundamentals done right. Enjoy a welcoming common area, easy TRANSIT access, and handy same-floor community laundry. Inside, you’ll find TWO generous bedrooms plus a FLEXROOM/den, a cozy stone-faced wood-burning FIREPLACE, and a standout 17' x 9'11" BALCONY—big enough to actually live on. At 1,077 sq ft, this is one of the larger units in the building, and the price reflects the opportunity for some TLC in paint and flooring. BONUS: the building is in the process of receiving new windows and exterior trim, adding long-term value and fresh curb appeal.