

# \$295,000 - 406, 3719c 49 Street Nw, Calgary

MLS® #A2209199

**\$295,000**

2 Bedroom, 1.00 Bathroom, 997 sqft

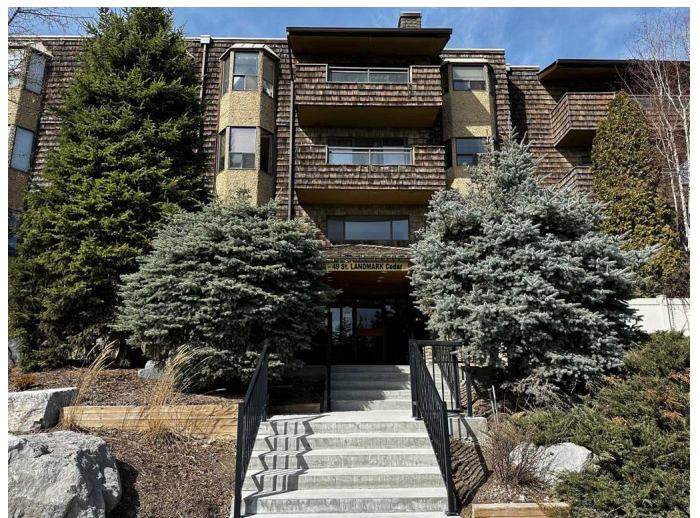
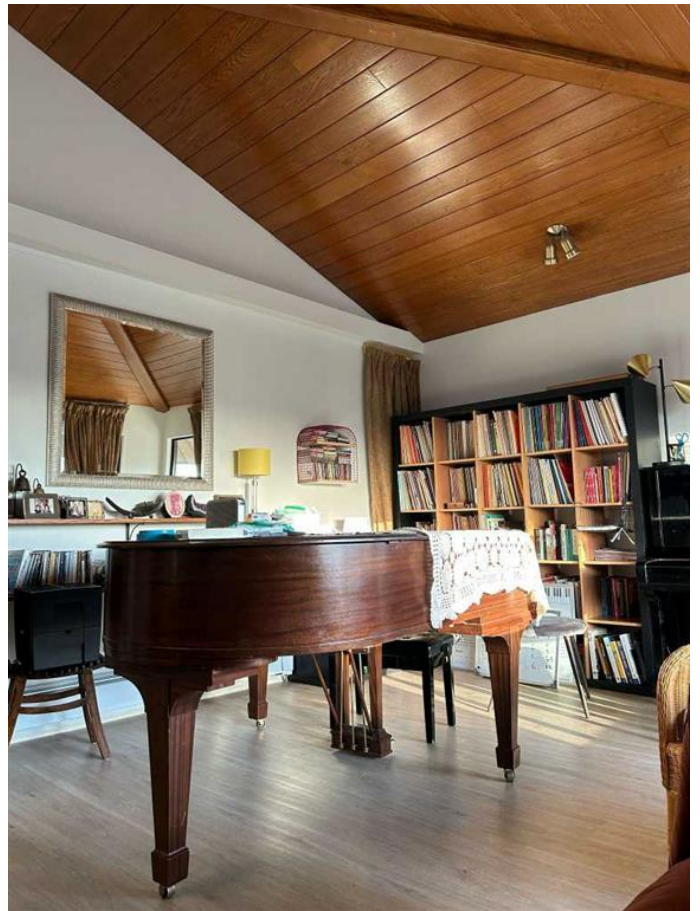
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location, Location, Location! Welcome to Unit 406 at Landmark Estates, a beautifully upgraded top-floor corner unit with vaulted ceilings (11'6") located in the heart of the highly desirable Varsity community across from Market Mall. This spacious two-bedroom, one-bathroom home is nestled in a quiet, adult-only (25+) building and offers nearly 1,000 square feet of stylish, comfortable living space. Thoughtfully upgraded in 2023 and 2024, the unit features new laminate flooring throughout (no carpet!), fresh paint, updated kitchen and bathroom countertops, a renovated bathroom with a sleek new walk-in shower replacing the old bathtub, and a brand new dishwasher—making it truly move-in ready.

The open-concept living area boasts soaring cedar vaulted ceilings and a wall of windows that bathe the space in natural light. Sliding doors lead to an East-facing wraparound balcony surrounded by mature trees, creating a tranquil and private retreat. The bright kitchen is both functional and inviting, with plenty of oak cabinetry, updated countertops, undercabinet lighting, a tray ceiling, and a cozy dining nook.

Both bedrooms are spacious, each featuring large bay windows for added charm and natural light. The primary bedroom includes a convenient cheater door to the stylishly renovated bathroom with large shower. In-suite storage is plentiful, and an additional storage locker is included on the parking level



for your convenience. The unit also comes with a heated underground parking stall. Residents of Landmark Estates enjoy free laundry on every floor, including one conveniently located just steps from this unit. The building is ideally situated across from Market Mall and close to public transit, the University of Calgary, Foothills and Children's Hospitals, schools, parks, and the Bow River Pathway. This is a rare opportunity to own a fully renovated, top-floor corner unit in one of Calgary's most sought-after communities. Schedule your private showing today! No pets allowed & adult living (25+).

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209199          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 997               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

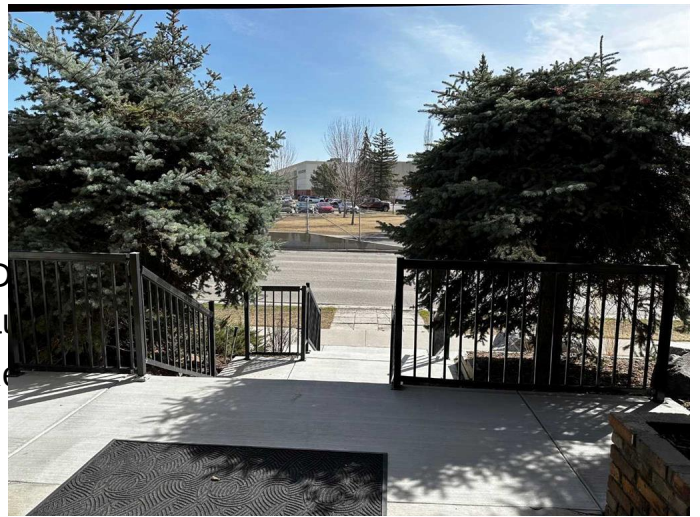
|             |                         |
|-------------|-------------------------|
| Address     | 406, 3719c 49 Street Nw |
| Subdivision | Varsity                 |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 2E3                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, French Doors, Hardwood Floors, Kitchen, Living Room, Master Bedroom, Smoking Home, Storage, Vaulted Ceilings, Walk-In Closet |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove                                                                                                   |
| Heating           | Baseboard, Hot Water                                                                                                                          |
| Cooling           | None                                                                                                                                          |
| Fireplaces        | None                                                                                                                                          |
| # of Stories      | 4                                                                                                                                             |



### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Storage |
| Construction      | Stucco, Wood Frame, Wood Siding     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 6                |
| Zoning         | M-C2             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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