3719B 49 Street #408, Calgary T3A 2E3

MLS®#:	**A2120912**	Area:	**Varsity**	Listing Date:	**04/12/24**
Status:	**Active**	County:	**Calgary**	Change:	**-$6k, 27-Apr**

List Price: **$229,000**

Association: **Fort McMurray**
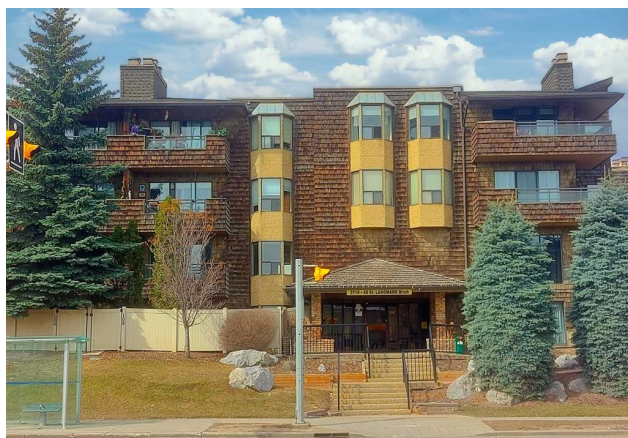
General Information
Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Off Street,Parkade**

Finished Floor Area
Abv Sqft: **708**
Low Sqft:
Ttl Sqft: **708**

DOM
34

Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Marble**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Stove(s)**
Int Feat: **High Ceilings,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**15`1" x 10`11"**	**Dining Room**	**Main**	**0`11" x 7`2"**
Kitchen	**Main**	**9`4" x 7`9"**	**Bedroom - Primary**	**Main**	**12`5" x 12`1"**
4pc Bathroom	**Main**	**8`5" x 4`10"**	**Storage**	**Main**	**4`11" x 3`11"**

Legal/Tax/Financial

Condo Fee: **$523**
Fee Freq:

Title: **Fee Simple**

Zoning: **M-C2**

Monthly

Legal Desc: **7910087**

Remarks

Pub Rmks: **This is the highly sought after adult complex of Land mark Estates. located across from market mall and only minutes to the LRT , schools and hospitals. t This sunny top floor is quiet and look East to Market mall. There is a balcony east facing, fireplace and a storage and one underground assigned parking.About 700sf. one bedroom withwalk in closet and one full bath. Plentymof storage in the kitchen. common laundry on every floor,main floor lounge with lofted exercise area and beautifully landscape grounds with winding walkways,gazebo and gardens.Tenant pay electricity monthly.**

Inclusions: **none**

Property Listed By: **Grand Realty**