



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3719C 49 Street #407, Calgary T3A 2E3**

MLS® #: **A2122693**

Area: **Varsity**

Listing Date: **04/12/24**

List Price: **\$289,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,057**  
Low Sqft:  
Ttl Sqft: **1,057**

DOM

**37**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Underground**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Central,Geothermal**  
Sewer:  
Ext Feat: **Private Entrance,Storage**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Window Coverings**  
Int Feat: **Ceiling Fan(s),Chandelier,Elevator,High Ceilings,Laminate Counters,Natural Woodwork,Pantry,Recreation Facilities,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`4" x 13`7"	Kitchen	Main	9`9" x 8`3"
Dining Room	Main	9`8" x 8`6"	Bedroom - Primary	Main	14`8" x 12`4"
3pc Ensuite bath	Main	8`4" x 4`11"	Bedroom	Main	13`6" x 10`8"
Foyer	Main	8`5" x 4`2"	4pc Bathroom	Main	8`4" x 5`0"

# Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$753</b>	<b>Fee Simple</b>	<b>MC-2</b>
	Fee Freq:	
	<b>Monthly</b>	
Legal Desc:	<b>7910087</b>	

# Remarks

Pub Rmks:	<p><b>For more information, please click on Brochure button below. Location Location Location! Top floor unit in the popular Adult Living building (25+),The Landmark. Condo has a full sized dining room, open concept living room, a large &amp; bright kitchen with loads of cabinetry, 2 large bedrooms and 2 bathrooms - the master featuring a walk-through closet and 3-piece bathroom. With vaulted ceilings, skylights throughout, fireplace, underground parking and storage, balcony, and big bright windows, this condo has everything. The location is hard to beat being steps to Market Mall, professional services, transit, parks, the river valley, The Children's Hospital, Foothills Hospital, Canada Olympic Park and the University of Calgary. The condo board is well run and incredibly active, and the free common laundry facilities are right down the hall from this unit. Wonderful opportunity and great value in Varsity!</b></p>
Inclusions:	n/a
Property Listed By:	<b>Easy List Realty</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















