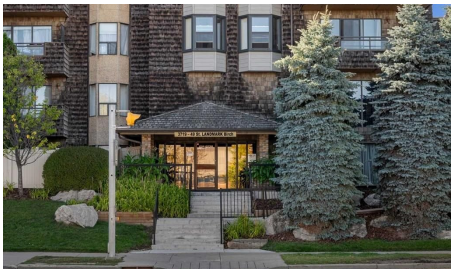
406 3719B 49 Street NW

Calgary | Active | MLS® A2345741

$249,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1978**	**1,551.58 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Greater Calgary Real Estate

A closer look

New Price! Spacious and full of possibilities, this unique home offers the feel of a townhouse with the convenience of apartment living. The main level features a welcoming foyer, new flooring, two-sided wood-burning fireplace and a vaulted living room with large, adjacent covered balcony. The dining room is highlighted by a new bay window and flows into the recently updated kitchen, complete with an adjacent wet bar/coffee station overlooking the living room-perfectly positioned for entertaining. Just off the kitchen, a versatile flex room offers the ideal space for a home office, den, or future kitchen expansion. A convenient powder room and abundant storage complete the main floor.

Downstairs offers two generous bedrooms, two bathrooms and additional storage. The primary bedroom includes a 3-piece ensuite and private covered balcony, while the second bedroom features another new bay window, excellent closet space and a nearby 4-piece bath. Both levels have access to complimentary communal laundry rooms conveniently located just down the hall.

Meet your neighbours in the main-floor common reading and puzzle room, or as you come and go from your separate storage unit (31) or underground, heated parking stall (14). Ideally located directly across from Market Mall, with easy access to nearby hospitals, universities, and the vibrant restaurants and cafés of the University District, this home puts convenience at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345741
Bedrooms	2
Bathrooms	3
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit

Total Living Area:	1,551.58 sq. ft.
Main Level Finished Area:	774.51 sq. ft.
Below Grade Finished Area:	777.06 sq. ft.
Condo Fee:	$1,130.92
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	No One Above
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7910087
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Cedar, Composite Siding, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Mantle, Wood Burning
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Garage Door Opener, Heated Garage, Secured, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Birch
Community:	Varsity
Amenities:	Elevator(s), Laundry, Parking, Secured Parking, Trash
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Non-Smoking Building, Pets Not Allowed, Short Term Rentals Not Allowed
Pets Allowed:	No
Main Floor	Living Room · 18'1" × 14' ·

Main Floor	Dining Room · 12'4" × 10'8" ·
Main Floor	Kitchen · 10'1" × 9'8" ·
Main Floor	Office · 10' × 6'1" ·
Main Floor	Foyer · 10'5" × 4'9" ·
Lower Level	Bedroom - Primary · 17'9" × 14'9" ·
Lower Level	Bedroom · 15'2" × 10'1" ·
Lower Level	Storage · 4'5" × 3' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Chandelier, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-3719b-49-street-nw-calgary-a2345741/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.