409 3719B 49 Street NW

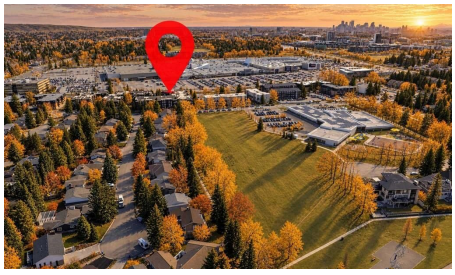
Calgary | Active | MLS® A2347008

$229,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**965 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome home to this bright, airy, two-bedroom condo with a parking stall and located in Calgary’s highly desirable and established Northwest community of Varsity. Situated in a quiet, 25+ adult-only building, this top-floor sanctuary offers a serene, low-maintenance lifestyle paired with unbeatable everyday convenience. From the moment you step inside, you are greeted by an open-concept living space defined by soaring vaulted ceilings that elevate the home's atmospheric feel, making it remarkably spacious and grand. The main living area serves as the true heart of the home, bathed in soft, natural sunlight that streams through expansive windows throughout the day. High-quality laminate flooring flows seamlessly across the entire layout, combining durable practicality with a sleek, contemporary aesthetic. On cooler Calgary evenings, the classic real wood-burning fireplace creates a warm and inviting ambiance, offering a cozy focal point for relaxing or entertaining guests. Both well-proportioned bedrooms provide comfortable accommodations with ample closet space, easily serving as a quiet primary retreat, a dedicated home office, or a welcoming guest suite. Beyond the front door, the well-managed building caters to a quiet, mature living environment, supported by age restrictions (25+) and no-pets policy to ensure lasting peace and privacy. Nestled in the heart of Varsity, the property places you in one of Calgary’s most cherished neighborhoods, famed for its mature, tree-lined avenues, extensive pathway networks, and close proximity to scenic Bowmont Park along the Bow River. Every daily amenity is within easy reach, with Market Mall, Brentwood Village, and an array of local cafes and grocery options just minutes away. The location offers exceptional connectivity for health and academic professionals, sitting close to the University of Calgary, Foothills Medical Centre, and Alberta Children’s Hospital. Commuting across the city or escaping to the Rocky Mountains is effortless, thanks to quick access to the Brentwood LRT station, Crowchild Trail, and Stoney Trail. Combining architectural charm, quiet refinement, and an enviable Northwest location, this condo represents an exceptional place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347008
Bedrooms	2
Bathrooms	1
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-Single Level Unit
Total Living Area:	965 sq. ft.
Condo Fee:	$706.83
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Sewer, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7910087
Heating:	Baseboard
New Constr.:	No
Construction Material:	Cedar, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, Laundry Room, Multiple Locations
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Birch
Community:	Varsity
Amenities:	Elevator(s), Laundry, Parking, Party Room
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Inclusions:	N/A
Restrictions:	Adult Living, Utility Right Of Way
Pets Allowed:	No
Main Floor	Living Room · 19'1" × 10'9" ·
Main Floor	Bedroom · 13'7" × 10'6" ·
Main Floor	Bedroom · 14'7" × 9'7" ·
Main Floor	Dining Room · 9'9" × 8'7" ·
Main Floor	Kitchen · 8'7" × 8'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings, No Animal Home, Vaulted Ceiling(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-3719b-49-street-nw-calgary-a2347008/

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

Data was last updated November 23, 2026 at 04:05 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.