

# \$299,900 - 107, 3615b 49 Street Nw, Calgary

MLS® #A2192351

**\$299,900**

3 Bedroom, 1.00 Bathroom, 405 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This conveniently located 3-bedroom condo is the ideal blend of comfort and practicality, offering beautiful green space views and a serene atmosphere. With a prime location near Market Mall and the University of Calgary, it's perfect for both homeowners and investors. The unit features dual access points to an enclosed front yard, large windows framing picturesque views, and a cozy living room. The galley-style kitchen is functional, and there's a surprisingly spacious in-suite storage area. The lower-level bedrooms are bright with windows that allow natural sunlight to stream in. Other highlights include newer LVP flooring in the basement, updated pot lights, and fresh paint. The large patio space, with paver-covered flooring, offers an excellent outdoor retreat. A rare 3-bedroom unit, it's ready for a washer and dryer to be added beside the kitchen for added convenience. The location also offers fantastic access to nearby parks, river pathways, and the mountains, ideal for outdoor enthusiasts. Plus, you'll find plenty of street parking, one assigned stall, and quick access to transit, schools, and the C-Train station. With the University of Calgary and the Children's Hospital nearby, it also makes a great rental or investment opportunity!

Built in 1978

## Essential Information

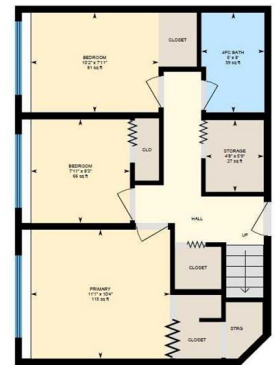


107-3615 49 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 404.85 sq ft



Main Floor  
Exterior Area 404.85 sq ft



Basement (Below Grade)  
Exterior Area 581.50 sq ft

PREPARED: 202503264



MLS® #	A2192351
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	405
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	107, 3615b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2L8

### Amenities

Amenities	Parking, Trash, Coin Laundry, Laundry
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Hot Water
Cooling	None
# of Stories	2

### Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 4th, 2025
Days on Market	82
Zoning	M-C2

## **Listing Details**

Listing Office	Top Producer Realty and Property Management
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