# \$289,900 - 107, 3615b 49 Street Nw, Calgary

MLS® #A2218576

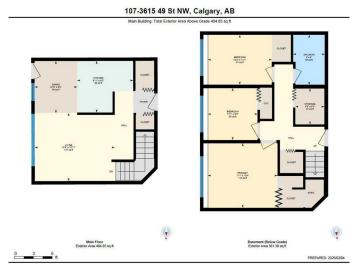
### \$289,900

3 Bedroom, 1.00 Bathroom, 966 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**

MLS® # A2218576 Price \$289,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 966

Acres 0.00 Year Built 1978

Type Residential Sub-Type Apartment

Style Multi Level Unit

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 May 6th, 2025

Days on Market 41

Zoning M-C2

## **Listing Details**

Listing Office Top Producer Realty and Property Management

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