

\$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, itâ€™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 thereâ€™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, itâ€™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 Childrenâ€™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: 20250204



| | |
|----------------|---------------|
| 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 | 56 |
| Zoning | M-C2 |

Listing Details

Listing Office Top Producer Realty and Property Management

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.