

# \$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!

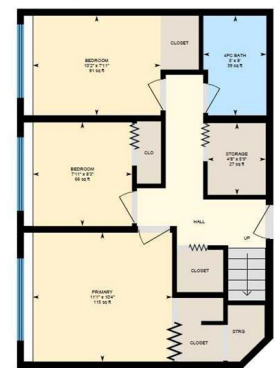
Built in 1978

## Essential Information



107-3615 49 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 404.85 sq ft



0 3 6 ft

Main Floor  
Exterior Area 404.85 sq ft

Basement (Below Grade)  
Exterior Area 561.50 sq ft

PREPARED: 20250324



|                |                  |
|----------------|------------------|
| 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      | Coin Laundry, Laundry, Parking, Trash |
| 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 | 16            |
| Zoning         | M-C2          |

## **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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