

58, 3519 49 Street NW
Calgary, Alberta

MLS # A2307958



\$249,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	832 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this well located condo in the highly sought after community of Varsity-just a short walk to the University, shopping and transit. Whether you're a first time buyer or investor, this property offers exceptional convenience and value. This top floor end unit offers added privacy and a quiet living environment. The main floor features a functional galley kitchen with a cozy breakfast nook, along with a spacious living room filled with natural light. Step out onto the large covered balcony and enjoy peaceful views overlooking the courtyard-perfect for relaxing or entertaining. The upper level features 2 bedrooms and a full bathroom, thoughtfully separated from the main living space. The primary bedroom includes a walk-in closet, and the home is complete with in-suite laundry and storage. Additional highlights include assigned parking and access to building amenities such as a gym and sauna. Don't miss this opportunity to own in a prime location at an incredible price.