

39, 3519 49 Street NW
Calgary, Alberta

MLS # A2311990



\$256,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	821 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Welcome to this beautifully updated, two-storey condo in the highly sought-after community of Varsity, directly across from Market Mall and just minutes from the University of Calgary, the Foothills and Alberta Children's Hospitals. The reimagined kitchen is a true standout, with a new layout, extensive storage, quality quartz countertops, and a built-in eating area ideal for everyday meals and entertaining alike. All appliances have been purchased within the last three years, offering genuine move-in-ready peace of mind. The spacious living area opens to a private balcony, being refreshed as part of a building-wide 2026 balcony update for a clean, modernized finish. Upstairs, two well-proportioned bedrooms are thoughtfully separated from the main living space. The home is complete with in-suite laundry and one assigned parking stall. Note- Stove was replaced with new stove since interior photos were taken.