

**20, 3519 49 Street NW**  
**Calgary, Alberta**

**MLS # A2314908**



**\$259,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	398 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 648
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** White storage unit in walk in closet

864 SF of stylish, functional living in the heart of Varsity! This beautifully updated 2-bedroom condo stands out with its unique layout, quality renovations, and exceptional location. The bright main living area features an open-concept design with large EAST-FACING WINDOWS and access to an EAST-FACING BALCONY surrounded by mature trees, offering exceptional privacy while keeping the home comfortably cool during the summer months. A WALK-UP ENTRANCE through the balcony adds rare convenience and flexibility. Inside, extensive upgrades include HIGH-END 100% WATERPROOF LAMINATE flooring with cork acoustic underlay throughout, designed to replicate the look of European oak with durable, low-maintenance performance. The home was FULLY REPAINTED IN 2025 and features NEW PORCELAIN TILE in the bathroom, long and wide plank laminate flooring, plus a 2024 STACKABLE WASHER/DRYER and DISHWASHER. The bathroom offers a FULL-HEIGHT TILE TUB SURROUND with modern inset detailing. The smart layout provides 398 SF above grade plus 469 SF below grade, where bedrooms stay naturally cool in summer. The lower level includes a generous flex/storage/computer space, ideal for a home office, hobby area, or additional storage. Significant building upgrades are underway, including BRAND-NEW BALCONIES WITH NEW DECKS AND RAILINGS, adding long-term value and peace of mind. Residents also enjoy access to an on-site gym and sauna conveniently located within the building. Unbeatable Varsity location just steps to transit, shopping, schools, parks, Bow River pathways, Bowmont Park, Market Mall, University of Calgary, and Alberta Children's Hospital. A rare opportunity for first-time buyers, students, investors, or downsizers in one of Calgary's most desirable communities.