

70, 3519 49 Street NW
Calgary, Alberta

MLS # A2339471



\$239,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	810 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Meet “Vale” - Set on the top floor, this updated two-bedroom condo offers a distinctive multi-level layout in an exceptionally convenient Varsity location. The bright, freshly painted main level features a modern kitchen with stainless steel appliances and subway tile, a dedicated dining area, and a spacious living room that opens onto a covered balcony. The building’s balconies and railings were replaced in 2026. Upstairs, two well-sized bedrooms provide privacy from the living areas and make the home well suited to roommates, guests, or a home office. The primary bedroom includes a walk-in closet, while a full four-piece bathroom completes the upper level. An in-suite Bosch washer and dryer, ample storage, and an included parking stall add everyday convenience. Residents also enjoy an on-site fitness centre and sauna. Directly across from Market Mall and minutes from the University of Calgary, University District, Foothills Medical Centre, Alberta Children’s Hospital, and the Bow River Pathway System, this condo is an appealing option for first-time buyers, students, healthcare professionals, and investors.