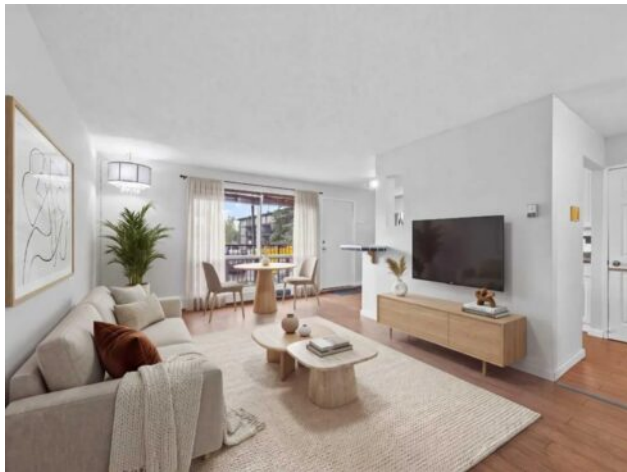


56, 3519 49 Street NW
Calgary, Alberta

MLS # A2343070



\$250,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	399 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: Wired hanging ceiling light in primary and living room, built-in shelving in pantry, built-in shelving in primary closet.

Tucked into the heart of Varsity, this freshly updated two-level apartment is one of those homes that makes you realize you may not need as much space — or as much money — as you thought to live really well. The main level is bright, open and surprisingly spacious, with a comfortable living room, dining area and refreshed kitchen that all flow naturally together. Freshly painted, new laminate flooring and stainless steel appliances (all updated in 2022, including washer and dryer) give the space a clean, modern feel, while built-in shelving in the pantry adds a little character and function you don't always find at this price point. Step outside onto your balcony for your morning coffee, or simply enjoy having your own outdoor space without the upkeep of a yard. Downstairs is where the layout really sets this one apart. Two bedrooms and a beautifully updated full bathroom create a quiet, separate retreat from the main living space. And while the bedrooms are technically below grade, the oversized windows bring in an unexpected amount of natural light and make the rooms feel bright, comfortable and far from basement-like. You'll also have in-suite laundry, two access points to the home, one assigned surface parking stall and plenty of street parking. The Sauna (1st Floor) of this building + Gym (2nd Floor) are located in the other building, Building "A". And then there's the location. You're minutes from University of Calgary, close to Market Mall, surrounded by beautiful walking and biking routes at Varsity Ravine Park, and within easy reach of just about everything you need day to day. It's the kind of convenience that gives you back time — whether you're heading to class, commuting to work, meeting friends for coffee or getting outside for a walk. This could be a smart first step into homeownership, a great

home base while attending university, or the perfect opportunity to simplify without giving up space.