



GRASSROOTS
REALTY GROUP

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29, 3519 49 Street NW
Calgary, Alberta

MLS # A2293423



\$249,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	825 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

TOP FLOOR - Two-level condo in the heart of Varsity, offering a bright and spacious layout with extensive renovations throughout. The main level features a welcoming living area, a stylish kitchen with stone countertops and a tiled backsplash, in-suite laundry, and a large storage room. Upstairs are two generous bedrooms, including an oversized primary bedroom with a walk-in closet. Located on a quiet street just steps from Market Mall and minutes to the University of Calgary, Bowmont Park, Bow River pathways, Foothills Medical Centre, and Alberta Children's Hospital. This well-maintained complex is supported by an active and attentive condo board and offers amenities, including an exercise room (recently updated with newer machines) and sauna for residents to enjoy. Ideal for first-time buyers, professionals, students, or investors looking for a prime NW Calgary location.