



**59B, 3519 49 Street NW
Calgary, Alberta**

MLS # A2187078



\$249,999

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	821 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo, offering 820 square feet of comfortable living space in the sought-after community of Varsity. This two-storey unit is perfect for first-time homebuyers or savvy investors looking for a fantastic opportunity. The main floor boasts an open floorplan, consisting of a living room, dining area and kitchen with updated cabinets and sleek stainless steel appliances, The in-suite laundry adds to the home's appeal and convenience. Your private balcony overlooks the peaceful courtyard, providing the perfect spot to relax and unwind. Upstairs you will find 2 spacious bedrooms with their own closet, a full bathroom and an additional linen closet. The unit is perfect for families just starting out or investors looking to cashflow. The building is well-maintained and offers excellent amenities, including a gym and sauna, with condo fees that cover water, heat and building maintenance for added value. The location is unbeatable—just minutes from the University of Calgary, Children's Hospital, Foothills Hospital, Cancer Center and within walking distance of shopping centers, restaurants, parks, and schools, making it ideal for both personal use and as an investment property. Whether you're looking to start your homeownership journey or add a high-demand rental to your portfolio, this condo offers a unique blend of comfort, convenience, and opportunity. Check out this lovely unit before its gone!