

# \$245,000 - 68, 3519 49 Street Nw, Calgary

MLS® #A2235524

**\$245,000**

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location location location! University of Calgary, Market Mall with grocery, medical centre, movie theatre are right there. University District is close by with the Bow River walking trails (Bowmont Park) just steps away. Foothills Hospital and Alberta Children's Hospital also close by. Top floor to view the sunset ! Sunny side and corner unit with the sauna out the bedroom door! Low traffic road with extra free parking if you need it. Great location for young professionals and university students with no age restrictions. Very quiet location for studying. New washer/dryer in unit.

Built in 1976

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2235524         |
| Price          | \$245,000        |
| Bedrooms       | 2                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 826              |
| Acres          | 0.00             |
| Year Built     | 1976             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 68, 3519 49 Street Nw |
| Subdivision | Varsity               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2C7               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Construction      | Concrete, Wood Frame, Wood Siding |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 32             |
| Zoning         | M-C2           |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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