

**107, 3615B 49 Street NW**  
**Calgary, Alberta**

**MLS # A2218576**



**\$289,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

This conveniently located 3-bedroom condo is the ideal blend of comfort and practicality, offering beautiful green space views and a serene atmosphere. With a prime location near Market Mall and the University of Calgary, it's perfect for both homeowners and investors. The unit features dual access points to an enclosed front yard, large windows framing picturesque views, and a cozy living room. The galley-style kitchen is functional, and there's a surprisingly spacious in-suite storage area. The lower-level bedrooms are bright with windows that allow natural sunlight to stream in. Other highlights include newer LVP flooring in the basement, updated pot lights, and fresh paint. The large patio space, with paver-covered flooring, offers an excellent outdoor retreat. A rare 3-bedroom unit, it's ready for a washer and dryer to be added beside the kitchen for added convenience. The location also offers fantastic access to nearby parks, river pathways, and the mountains, ideal for outdoor enthusiasts. Plus, you'll find plenty of street parking, one assigned stall, and quick access to transit, schools, and the C-Train station. With the University of Calgary and the Children's Hospital nearby, it also makes a great rental or investment opportunity!