

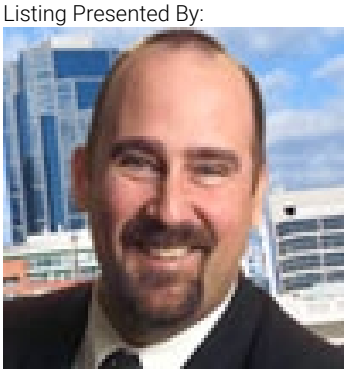
3615 49 Street Calgary Alberta

$269,900

Discover a rare residential opportunity in Varsity, one of NW Calgary's most coveted communities! Properties in this tightly held complex seldom hit the market- with only 3 units sold in the building over the past 12 months, this is a scarce offering in a high-demand, non-restricted community.Offering 731 sq. ft. of smart, functional living space across a multi-level layout, this residence feels like a private urban townhouse. The upper level features 2 well-sized bedrooms, providing excellent privacy from the main living area. Step inside to contemporary vinyl plank flooring, fresh paint, and the peace of mind of an animal-free and smoke-free home. The clean kitchen features crisp white cabinetry flowing effortlessly into the bright living area.Practicality excels with in-unit storage PLUS additional common building storage, shared laundry facilities, one assigned parking stall, and abundant visitor parking. Enjoy low monthly condo fees of ~$461 (including snow removal), exceptionally low property taxes, and an unbeatable location steps from Market Mall, U of C, local schools, parks, and C-Train access. Offered at $265,000--book your private tour today! (id:6769)

Living room 3.25 M x 4.93 M
Dining room 2.51 M x 2.26 M
Kitchen 2.51 M x 2.44 M
Bedroom 2.84 M x 2.48 M
Storage 2.13 M x 1.88 M
Primary Bedroom 3.22 M x 2.84 M
4pc Bathroom 2.21 M x 1.51 M

Listing Presented By:



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