

# \$259,900 - 46, 3519 49 Street Nw, Calgary

MLS® #A2111579

**\$259,900**

2 Bedroom, 2.00 Bathroom, 446 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

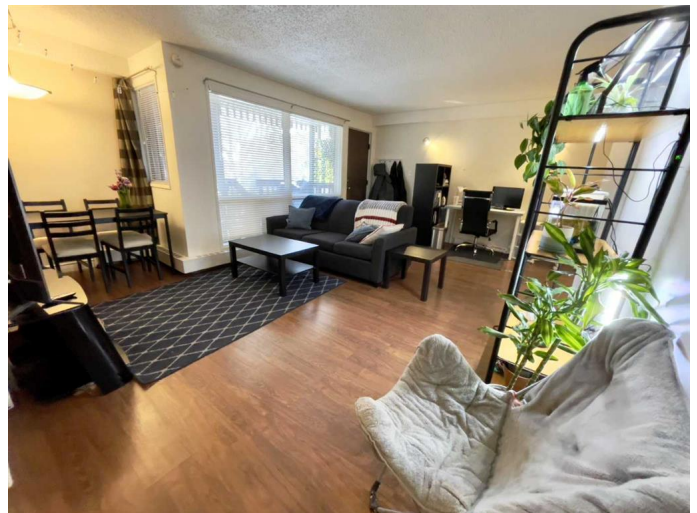
This Very roomy 2 Bedroom, 1 and a half bath multi-level apartment in well located in sought after Varsity! Tenant occupied but kept in very nice condition with a quick occupancy. Just under 1100 sq ft of living space that boasts of a very Spacious Great room with laminate flooring, that has access to the back balcony that overlooks the courtyard. Can also be a second private access door to the apartment. Galley Style Kitchen with white cabinetry, full set of appliances leading to the cozy dining room. Both Bedrooms are well sized, including a very roomy Primary suite where you can enjoy a private reading cubby, and 2-piece Ensuite bathroom. Beside the main 4-piece bathroom, you find the laundry room with Stacking Washer/Dryer. The assigned Parking stall (ET) is located close to the Lobby entry door and has the winter Plugin. A perfectly located varsity Apartment! Very short walk to transit, across from market mall, Minutes to the University of Calgary. Very Close to the Children's Hospital, Medical Center, Schools, Parks and the Walking/Cycling paths. Plus, don't overlook the suite location in the complex in Quiet, and quite private. Well, run complex that also overs an exercise room and sauna.

Built in 1976

## Essential Information

MLS® #                    A2111579

Price                     \$259,900



|                |               |
|----------------|---------------|
| Sold Price     | \$256,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 446           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46, 3519 49 Street Nw |
| Subdivision | Varsity               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2C7               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Sauna, Visitor Parking          |
| Parking Spaces | 1                                                          |
| Parking        | Assigned, Off Street, Outside, Parking Lot, Plug-In, Stall |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sauna                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                          |
| Cooling           | None                                                                       |
| # of Stories      | 3                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Tar/Gravel         |
| Construction      | Cedar, Stucco      |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 2nd, 2024  |
| Date Sold      | March 14th, 2024 |
| Days on Market | 12               |
| Zoning         | M-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.