

\$235,000 - 203, 3615b 49 Street Nw, Calgary

MLS® #A2244864

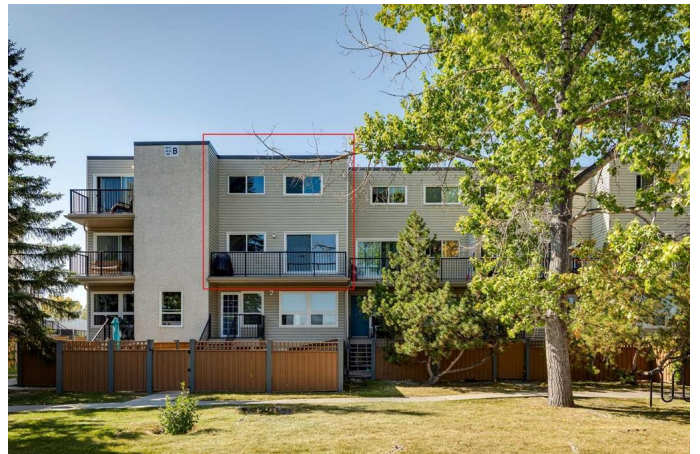
\$235,000

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

RARE TWO-LEVEL | TOP FLOOR | WALKABLE VARSITY LOCATION | Welcome to this unique 2 STOREY suite in the highly sought-after community of Varsity. Perfectly positioned on the top floors of a well-managed complex, this 2 BEDROOM, 1 BATHROOM home combines thoughtful design, low-maintenance living, and an UNBEATABLE LOCATION—just steps from Market Mall, University of Calgary, Foothills Hospital, parks, and endless amenities. Inside, you™ll love the BRIGHT and SPACIOUS layout. Thoughtful UPDATES INCLUDE: NEW CARPET, NEW KITCHEN CABINETS & FLOORING and FRESH PAINT, make this home move-in ready while still offering potential to add your personal touch. The main level features an UPDATED KITCHEN with modern, soft close cabinets, along with a dedicated dining area and comfortable living room—ideal for both everyday living and entertaining. Sliding doors lead out to your LARGE BALCONY, overlooking mature trees and a large green space, the perfect spot for morning coffee or summer evenings. Upstairs, you™ll find a PRIMARY BEDROOM plus an additional bedroom ideal for family, guests or office. A 4-PC bathroom and convenient storage area complete the upper floor. Step outside and enjoy easy access to walking paths, the Bow River valley, and Calgary™s bike path system. On the east side, MARKET MALL is just across the street with shops, groceries and restaurants. Varsity continues to



be one of Calgary’s most desirable communities, consistently ranked among the city’s best for its unbeatable combination of convenience, green space, and quality of life. Whether you’re a first-time buyer, investor, or looking for a great home close to the University and hospitals, this is an opportunity you don’t want to miss.

Built in 1978

Essential Information

MLS® #	A2244864
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	203, 3615b 49 Street NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2L8

Amenities

Amenities	Coin Laundry, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Storage
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First
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