207 3615A 49 Street NW

Calgary | Active | MLS® A2357333

$269,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**731 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357333
Bedrooms	2
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	731 sq. ft.
Condo Fee:	$468.64

Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7910354
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Varsity House
Community:	Varsity
Amenities:	Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'2" × 10'8" ·
Main Floor	Dining Room · 8'3" × 7'5" ·
Main Floor	Kitchen · 8'3" × 8' ·
Upper Level	Bedroom · 9'4" × 8'2" ·
Upper Level	Storage · 7' × 6'2" ·
Upper Level	Bedroom - Primary · 10'7" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, See Remarks, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Few Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-3615a-49-street-nw-calgary-a2357333/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.