4507 49 Street NW

Calgary | Active | MLS® A2358582

$700,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1967**	**1,280 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

An opportunity in Calgary’s sought-after community of Varsity! This approximately 1,280 sq. ft. bi-level, situated next to a school, features a white exterior, landscaped yard and fenced outdoor space. A double detached garage with rear laneway access adds convenient parking and storage. An established northwest location with plenty of potential to bring your own vision.

Judicial sale through the Court of King’s Bench of Alberta. Property is offered “AS IS, WHERE IS,” with no representations or warranties. The listing agent has not viewed the interior. Measurements have not been verified with RMS.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358582
Bedrooms	3
Bathrooms	1
Year Built	1967
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,280 sq. ft.
Main Level Finished Area:	1,280 sq. ft.
Acreage:	No
Lot Area:	7,696 sq. ft.

Lot Frontage:	70'2"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	5
Year built:	1967 (Age: 59)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4263JK
Heating:	Other
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	See Remarks
Cooling:	None
Fireplaces:	1
Fireplace Details:	None
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	See Remarks
City Quadrant:	Northwest
Community:	Varsity
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	See Remarks
Main Floor	Bedroom - Primary · 9'10" × 9'10" ·
Main Floor	Bedroom · 9'10" × 6'7" ·
Main Floor	Kitchen With Eating Area · 13'1" × 9'10" ·
Main Floor	Dining Room · 9'10" × 9'10" ·
Main Floor	Living Room · 13'1" × 13'1" ·
Lower Level	Bedroom · 9'10" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	See Remarks
Exterior Features:	Other, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1

Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4507-49-street-nw-calgary-a2358582/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.