# 56 3519 49 Street NW

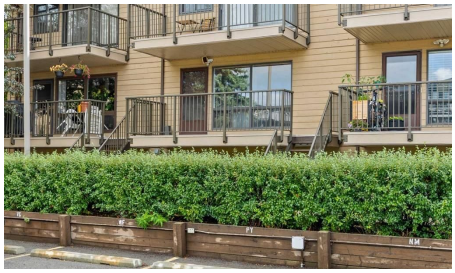
Calgary | Active | MLS® A2343070

**$250,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1976** | **398.94 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by The Real Estate District

# A closer look

Tucked into the heart of Varsity, this freshly updated two-level apartment is one of those homes that makes you realize you may not need as much space - or as much money - as you thought to live really well.
The main level is bright, open and surprisingly spacious, with a comfortable living room, dining area and refreshed kitchen that all flow naturally together. Freshly painted, new laminate flooring and stainless steel appliances (all updated in 2022, including washer and dryer) give the space a clean, modern feel, while built-in shelving in the pantry adds a little character and function you don't always find at this price point. Step outside onto your balcony for your morning coffee, or simply enjoy having your own outdoor space without the upkeep of a yard.
Downstairs is where the layout really sets this one apart. Two bedrooms and a beautifully updated full bathroom create a quiet, separate retreat from the main living space. And while the bedrooms are technically below grade, the oversized windows bring in an unexpected amount of natural light and make the rooms feel bright, comfortable and far from basement-like.
You'll also have in-suite laundry, two access points to the home, one assigned surface parking stall and plenty of street parking. The Sauna (1st Floor) of this building + Gym (2nd Floor) are located in the other building, Building "A".
And then there's the location. You're minutes from University of Calgary, close to Market Mall, surrounded by beautiful walking and biking routes at Varsity Ravine Park, and within easy reach of just about everything you need day to day. It's the kind of convenience that gives you back time - whether you're heading to class, commuting to work, meeting friends for coffee or getting outside for a walk.
This could be a smart first step into homeownership, a great home base while attending university, or the perfect opportunity to simplify without giving up space.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2343070 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1976 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Multi Level Unit |
| **Total Living Area:** | 398.94 sq. ft. |
| **Below Grade Finished Area:** | 443 sq. ft. |
| **Condo Fee:** | $629.24 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | North |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 3 |
| **Levels:** | Multi Level Unit |
| **End Unit:** | 2+ Common Walls, No One Below |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 1976 (Age: 50) |
| **Bedrooms:** | 2 (Above Grd: 0) |
| **Bedrooms Above Grade:** | 0 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7710729 |
| **Heating:** | Baseboard |
| **Builder:** | Cedar Gardens |

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|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame, Wood Siding |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Cedar Gardens |
| **Community:** | Varsity |
| **Amenities:** | Fitness Center, Parking, Sauna, Trash |
| **Appliances:** | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Wired hanging ceiling light in primary and living room, built-in shelving in pantry, built-in shelving in primary closet. |
| **Restrictions:** | Pets Allowed |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Dining Room · 11'1" × 6'1" · |
| **Main Floor** | Kitchen · 13'5" × 8'1" · |
| **Main Floor** | Living Room · 11'4" × 11'1" · |
| **Lower Level** | Bedroom · 13'7" × 8'4" · |

| | |
|---|---|
| **Lower Level** | Bedroom - Primary · 13'7" × 10'4" · |
| **Lower Level** | Storage · 9'3" × 5' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Closet Organizers, Open Floorplan, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Front Porch |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-C2 |
| **Listed Date:** | Sep 11, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/56-3519-49-street-nw-calgary-a2343070/

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

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