



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3719B 49 Street #109, Calgary T3A 2E3**

MLS® #: **A2163865**

Area: **Varsity**

Listing Date: **09/07/24**

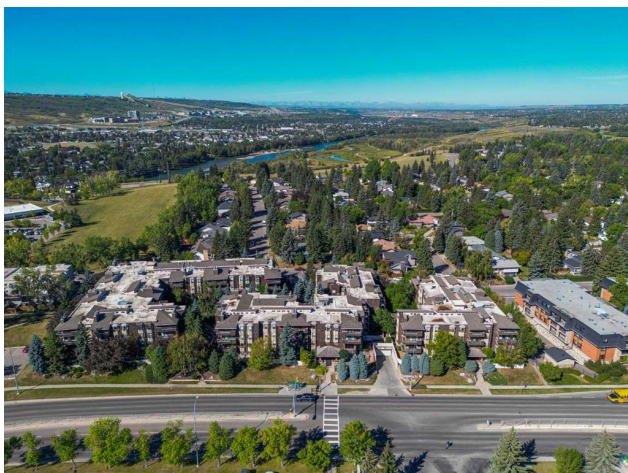
List Price: **\$298,888**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,008**  
Low Sqft:  
Ttl Sqft: **1,008**

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Rolled/Hot Mop**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Courtyard, Garden, Private Yard**

Construction: **Stucco, Wood Frame, Wood Siding**  
Flooring: **Laminate, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home, Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>8` 8" x 5` 1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8` 9" x 8` 6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17` 4" x 10` 2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8` 6" x 5` 0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9` 4" x 8` 10"</b>
<b>Living Room</b>	<b>Main</b>	<b>18` 10" x 12` 9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16` 4" x 9` 5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$679**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **7910087**

Remarks

Pub Rmks: **Immediate possession in this Fantastic sought after Complex across from Market Mall close to University, transit & parks & pathways! Adult building (25+) 1000 sq.f.t 2 bedroom main floor unit with large private patio area! Updated with Hardwood style laminate, baseboards, trim doors, & full 4 pce. bathroom! Big Foyer off large in unit storage along with large additional storage locker. Huge bedrooms with bay windows. Immaculate unit East facing oversized bright private patio off Big living room with Stone wood burning fireplace! Open plan with good sized dining room off updated kitchen with stainless steel appliances. Underground heated parking & great amenities with gorgeous library rec. room & exercise room. A Beautiful turn key Home!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

