



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3519 49 Street #1, Calgary T3A2C7**

MLS®#: **A2167269**

Area: **Varsity**

Listing Date: **10/15/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **850**  
Low Sqft:  
Ttl Sqft: **850**

DOM

**49**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Boiler**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`9" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>13`0" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 5`11"</b>
<b>Storage</b>	<b>Lower</b>	<b>9`3" x 4`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`1" x 8`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`5" x 2`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$603**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Legal Desc: 7710729

Fee Freq:  
Monthly

Remarks

Pub Rmks: **This bright and well-designed 2-bedroom, 1-bathroom condo is perfect for a university student, first-time home buyer, or savvy investor! One bedroom features a large walk-in closet, and the unit includes in-suite laundry and a generous in-suite storage space for added convenience. Enjoy your private balcony with stairs leading directly to the main entrance, offering easy outdoor access. The condo is located in a well-managed building, with a gym, sauna and 1 assigned parking stall. Situated across the street from Market Mall, close to public transit, and a quick bike ride to the University of Calgary, this location offers the perfect blend of accessibility and quiet comfort. Whether you're looking for a smart investment or your first home, this condo has it all! Book your showing today!**

Inclusions: **shelves in bedrooms**  
Property Listed By: **MaxWell Canyon Creek**

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





