



THE
A-TEAM

**RE/MAX
FIRST**

3519 49 Street #14, Calgary T3A 2C7

MLS® #: **A2175722**

Area: **Varsity**

Listing Date: **10/29/24**

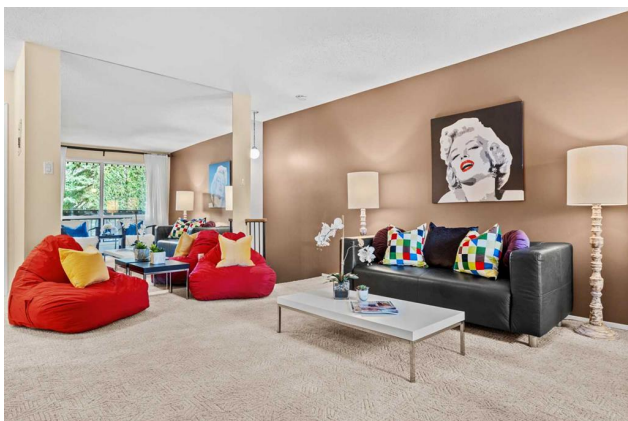
List Price: **\$260,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned, Plug-In, Stall

Finished Floor Area

Abv Sqft: **1,202**
Low Sqft:
Ttl Sqft: **1,202**

DOM

53

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Flat, Membrane, Rubber**
Heating: **Baseboard, Boiler, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Concrete, Wood Frame, Wood Siding**
Flooring: **Carpet, Cork, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 7`2"
Kitchen	Main	7`0" x 6`4"
4pc Bathroom	Lower	7`0" x 7`7"
Laundry	Lower	13`10" x 4`10"
Game Room	Lower	12`4" x 20`6"

Room	Level	Dimensions
Foyer	Main	7`10" x 6`7"
Living Room	Main	13`4" x 17`2"
Bedroom	Lower	13`8" x 11`0"
Bedroom - Primary	Lower	10`4" x 14`4"

Legal/Tax/Financial

Condo Fee:
\$871

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **7710729**

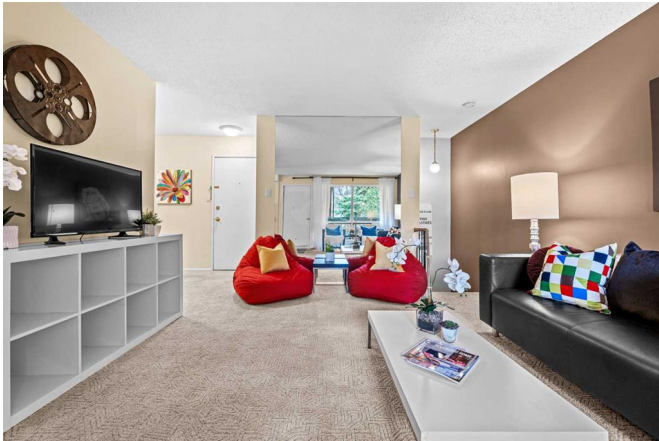
Remarks

Pub Rmks: **What an incredible location in Varsity...across from Market Mall and walking distance to the University of Calgary, parks, recreation, restaurants and public transit just outside the building. Such a unique layout in this 2 level, 2 bedroom, 1 bath condo that has a massive recreation room that will suit so many possibilities: gym, yoga, home office, home theatre, music room, play room, art studio and so much more! This condo has a total of 1,202 SF, which is the largest unit in the complex! There are 2 convenient entrances to this unit: one from your private walk up balcony overlooking the quiet, treed courtyard and one through the condo building. On the first level of this unit, there is a spacious living room, dining area and a gorgeous remodeled kitchen complete with stainless steel appliances! On the lower level (which is below grade) you will find a 4 piece, renovated bathroom, laundry/storage room, 2 large bedrooms and the ultimate bonus room! This condo complex also has a fitness/room and a sauna plus the unit includes an outdoor assigned parking stall, just steps from your balcony. Click on the 3D tour to view this very unique floor plan. View today as this gem is available for quick possession!**

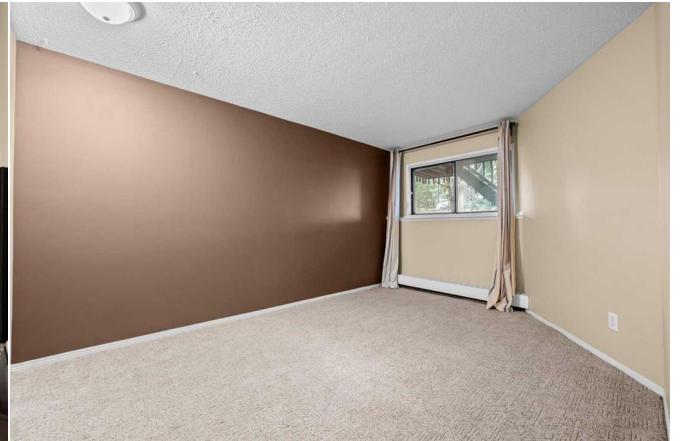
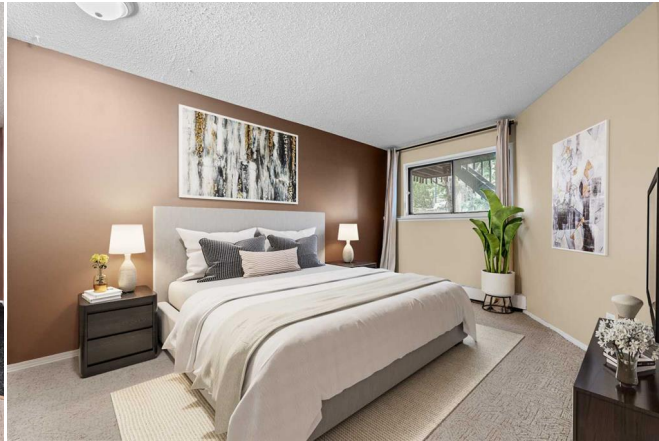
Inclusions:
Property Listed By: **n/a**
RE/MAX First

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







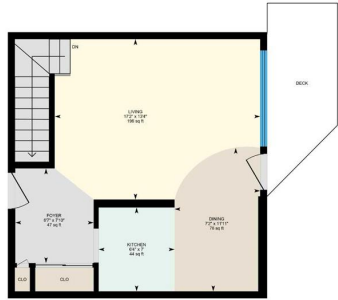






14-3519 49 St NW, Calgary, AB

Main Floor Interior Area 428.00 sq ft



0 2 4 ft

PREPARED: 20/04/2020

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Lower Floor Interior Area 773.71 sq ft



0 2 4 ft

PREPARED: 20/04/2020

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