



THE
A-TEAM

**RE/MAX
FIRST**

3519 49 Street #10, Calgary T3A2C7

MLS®#: **A2185206**

Area: **Varsity**

Listing Date: **01/03/25**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **818**
Low Sqft:
Ttl Sqft: **818**

DOM

19

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Concrete, Wood Frame, Wood Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 8`0"	Living Room	Main	17`7" x 13`4"
Bedroom - Primary	Lower	13`6" x 10`6"	Bedroom	Lower	13`6" x 8`4"
Storage	Lower	9`1" x 5`0"	4pc Bathroom	Lower	7`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$601

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

7710729

Monthly

Remarks

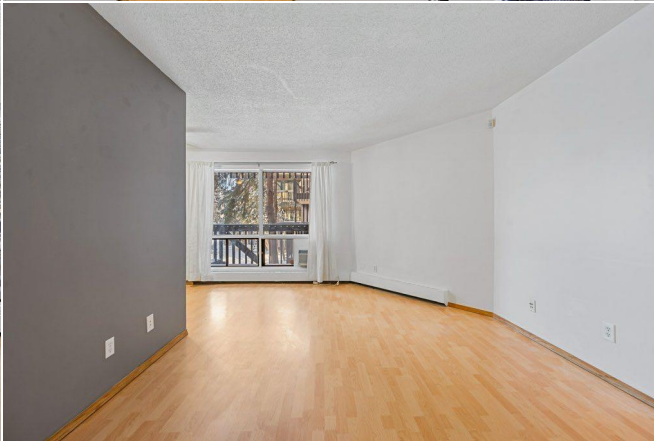
Pub Rmks: **Fantastic 2 bedroom apartment in a great location. This multi-level condo features in suite laundry on the main floor, a galley kitchen, dining room & a large living room. 2 good sized bedrooms, 4 piece bathroom & storage complete the downstairs. Assigned parking stall, private balcony & separate entrance. This complex includes a sauna as well as a gym. Directly across the street from Market Mall & minutes to the University of Calgary, Children's Hospital, restaurants, shopping, public transit & more!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









10-3519 49 St NW, Calgary, AB

Main Floor Interior Area 358.30 sq ft



PREPARED: 2025/01/02



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

10-3519 49 St NW, Calgary, AB

Basement (Below Grade) Interior Area 430.69 sq ft



PREPARED: 2025/01/02



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