



THE
A-TEAM

**RE/MAX
FIRST**

3519 49 Street #1, Calgary T3A2C7

MLS®#: **A2185582**

Area: **Varsity**

Listing Date: **01/08/25**

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

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:

Finished Floor Area
Abv Sqft: **405**
Low Sqft:
Ttl Sqft: **405**

Assigned,Stall

DOM

24

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

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	Room	Level	Dimensions
Kitchen	Main	8`0" x 7`7"	Dining Room	Main	8`2" x 5`11"
Living Room	Main	17`9" x 11`0"	Storage	Lower	9`3" x 4`6"
Bedroom - Primary	Lower	13`0" x 10`3"	Bedroom	Lower	12`1" x 8`4"
4pc Bathroom	Lower		Laundry	Main	2`5" x 2`0"

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 primary bedroom**
Property Listed By: **MaxWell Canyon Creek**

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





