



THE
A-TEAM

**RE/MAX
FIRST**

3519 49 Street #59B, Calgary T3A 2C7

MLS® #: **A2187078**

Area: **Varsity**

Listing Date: **01/17/25**

List Price: **\$249,999**

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, Parking Pad

Finished Floor Area

Abv Sqft: **821**
Low Sqft:
Ttl Sqft: **821**

DOM

15

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Washer/Dryer Stacked**
Int Feat: **Laminate Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Upper	7`3" x 5`0"	Bedroom	Upper	8`7" x 14`2"
Bedroom - Primary	Upper	13`6" x 10`4"	Walk-In Closet	Upper	3`11" x 4`8"
Living/Dining Room Combination	Main	19`3" x 17`6"	Laundry	Main	2`0" x 2`5"

Legal/Tax/Financial

Condo Fee:
\$592

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

7710729

Monthly

Remarks

Pub Rmks:

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo, offering 820 square feet of comfortable living space in the sought-after community of Varsity. This two-storey unit is perfect for first-time homebuyers or savvy investors looking for a fantastic opportunity. The main floor boasts an open floorplan, consisting of a living room, dining area and kitchen with updated cabinets and sleek stainless steel appliances, The in-suite laundry adds to the home's appeal and convenience. Your private balcony overlooks the peaceful courtyard, providing the perfect spot to relax and unwind. Upstairs you will find 2 spacious bedrooms with their own closet, a full bathroom and an additional linen closet. The unit is perfect for families just starting out or investors looking to cashflow. The building is well-maintained and offers excellent amenities, including a gym and sauna, with condo fees that cover water, heat and building maintenance for added value. The location is unbeatable—just minutes from the University of Calgary, Children's Hospital, Foothills Hospital, Cancer Center and within walking distance of shopping centers, restaurants, parks, and schools, making it ideal for both personal use and as an investment property. Whether you're looking to start your homeownership journey or add a high-demand rental to your portfolio, this condo offers a unique blend of comfort, convenience, and opportunity. Check out this lovely unit before its gone!

Inclusions:

N/A

Property Listed By:

Comox Realty

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









