



THE
A-TEAM

**RE/MAX
FIRST**

3615B 49 Street #107, Calgary T3A 2L8

MLS® #: **A2192351** Area: **Varsity** Listing Date: **02/04/25** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$540

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 7910354

Remarks

Pub Rmks: **This conveniently located 3-bedroom condo is the ideal blend of comfort and practicality, offering beautiful green space views and a serene atmosphere. With a prime location near Market Mall and the University of Calgary, it's perfect for both homeowners and investors. The unit features dual access points to an enclosed front yard, large windows framing picturesque views, and a cozy living room. The galley-style kitchen is functional, and there's a surprisingly spacious in-suite storage area. The lower-level bedrooms are bright with west-facing windows that allow natural sunlight to stream in. Other highlights include newer LVP flooring in the basement, updated pot lights, and fresh paint. The large patio space, with paver-covered flooring, offers an excellent outdoor retreat. A rare 3-bedroom unit, it's ready for a washer and dryer to be added beside the kitchen for added convenience. The location also offers fantastic access to nearby parks, river pathways, and the mountains, ideal for outdoor enthusiasts. Plus, you'll find plenty of street parking, one assigned stall, and quick access to transit, schools, and the C-Train station. With the University of Calgary and the Children's Hospital nearby, it also makes a great rental or investment opportunity!**

Inclusions: **N/A**
Property Listed By: **Top Producer Realty and Property Management**

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









