

1, 3519 49 Street NW
Calgary, Alberta

MLS # A2185582



\$249,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	851 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Shelves in primary bedroom

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!