



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

72, 3519 49 Street NW  
Calgary, Alberta

MLS # A2249417



**\$250,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Varsity                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 837 sq.ft.                         | Age:   | 1976 (49 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                         |            |        |
|-------------|-------------------------|------------|--------|
| Heating:    | Baseboard               | Water:     | -      |
| Floors:     | Laminate                | Sewer:     | -      |
| Roof:       | -                       | Condo Fee: | \$ 592 |
| Basement:   | -                       | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding | Zoning:    | M-C2   |
| Foundation: | -                       | Utilities: | -      |
| Features:   | Walk-In Closet(s)       |            |        |

Inclusions: N/A

Top-floor corner, two-level apartment in Varsity, freshly painted and move-in ready. The main level features a bright living area and a custom kitchen with solid oak cabinetry, tiled backsplash, a large double sink, and stainless steel appliances. There's also in-suite laundry and a spacious storage room. Upstairs are two large bedrooms, including an oversized primary with a walk-in closet. Located on a quiet street across from Market Mall, with easy access to Bowmont Park, the Bow River pathway, the University of Calgary, and Foothills and Alberta Children's Hospitals. Amenities include an exercise room and sauna, and the condo is well managed. An excellent opportunity for first-time buyers, professionals, or investors.