



GRASSROOTS
REALTY GROUP

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72, 3519 49 Street NW
Calgary, Alberta

MLS # A2259971



\$235,000

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.