



14, 3519 49 Street NW
Calgary, Alberta

MLS # A2175722



\$260,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,202 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Hot Water, Natural Gas

Water: -

Floors: Carpet, Cork, Linoleum

Sewer: -

Roof: Flat, Membrane, Rubber

Condo Fee: \$ 871

Basement: -

LLD: -

Exterior: Concrete, Wood Frame, Wood Siding

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Separate Entrance

Inclusions: n/a

What an incredible location in Varsity…across from Market Mall and walking distance to the University of Calgary, parks, recreation, restaurants and public transit just outside the building. Such a unique layout in this 2 level, 2 bedroom, 1 bath condo that has a massive recreation room that will suit so many possibilities: gym, yoga, home office, home theatre, music room, play room, art studio and so much more! This condo has a total of 1,202 SF, which is the largest unit in the complex! There are 2 convenient entrances to this unit: one from your private walk up balcony overlooking the quiet, treed courtyard and one through the condo building. On the first level of this unit, there is a spacious living room, dining area and a gorgeous remodeled kitchen complete with stainless steel appliances! On the lower level (which is below grade) you will find a 4 piece, renovated bathroom, laundry/storage room, 2 large bedrooms and the ultimate bonus room! This condo complex also has a fitness/room and a sauna plus the unit includes an outdoor assigned parking stall, just steps from your balcony. Click on the 3D tour to view this very unique floor plan. View today as this gem is available for quick possession!