



## 3519 49 Street Calgary Alberta

\$260,000

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! (id:6769)

4pc Bathroom 7.00 Ft x 7.58 Ft

Bedroom 13.67 Ft x 11.00 Ft

Laundry room 13.83 Ft x 4.83 Ft

Primary Bedroom 10.33 Ft x 14.33 Ft

Recreational, Games room 12.33 Ft x 20.50 Ft

Dining room 11.92 Ft x 7.17 Ft

Foyer 7.83 Ft x 6.58 Ft

Kitchen 7.00 Ft x 6.33 Ft

Living room 13.33 Ft x 17.17 Ft

Listing Presented By:



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