



## 3519 49 Street Calgary Alberta

\$259,900

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! (id:6769)

Storage 9.25 Ft x 4.50 Ft

Primary Bedroom 13.00 Ft x 10.25 Ft

Bedroom 12.08 Ft x 8.33 Ft

4pc Bathroom Measurements not available

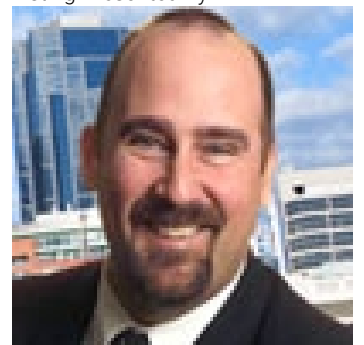
Kitchen 8.00 Ft x 7.58 Ft

Dining room 8.17 Ft x 5.92 Ft

Living room 17.75 Ft x 11.00 Ft

Laundry room 2.42 Ft x 2.00 Ft

Listing Presented By:



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MaxWell Canyon Creek

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca