



# 3615 49 Street Calgary Alberta

\$179,900

TOP FLOOR. SUN-FILLED. WALK EVERYWHERE. LOCATION LOCATION LOCATION!!! Market Mall is ACROSS the Street = groceries, shops, restaurants, services, coffee shops, theatres. 5 minute drive to U of C or walk in 25 minutes or 2 minute walk to bus stop = arrival at U of C in 10 minutes! Bow River Pathway is a block away - extensive, year-round paved and multi-use trails for walking, running and cycling! Rare opportunity to own in this quiet, well-kept building. NO sales have occurred here since 2024 - makes this a great opportunity to find the perfect place to live - and a solid stable community to live in. This BRIGHT - CORNER 1-bedroom, 1-bathroom unit sits on the TOP floor, meaning no one above you. Exceptional East-South-West natural light throughout the day. Enjoy a large private SOUTH facing balcony off the living room, unobstructed sunshine into both the open concept living/dining space and the bedroom. PLUS enjoy mountain views from your kitchen window! The layout offers generous in-suite storage (bikes, boxes, or use as pocket office area) and ample closet space. IN SUITE LAUNDRY. This unit is VACANT and move-in ready. LOW condo fees that include assigned PARKING, HEAT & WATER - keep ownership affordable. This is an exceptional opportunity for a first-time buyer, someone looking for a quiet haven in the city or an investor ( NO Short Term rentals under 28 days allowed. ) Have a PET?! Board approval necessary but no weight, breed, size restrictions. Own for less than many rental payments - while building equity in one of Calgary's most connected communities! Quiet building. Top floor privacy. Sunshine all day. Location that works for real life. Faces Christine Meikle School - so many days/months of the year - you have no neighbours! Plus the road is blocked right in front of this unit (can't drive straight thru on 50 St) - so LIMITED traffic no...

4pc Bathroom 5.00 Ft x 7.25 Ft  
 Bedroom 8.25 Ft x 11.08 Ft  
 Den 4.00 Ft x 4.92 Ft

Dining room 13.92 Ft x 8.83 Ft  
 Kitchen 5.92 Ft x 7.67 Ft  
 Living room 10.67 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://clientfirst.ca/>

**RE/MAX Realty Professionals**

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