



# 3719 49 Street Calgary Alberta

\$250,000

Welcome to this spacious ADULT 25+ BUILDING gem, perfectly positioned across the street from MARKET MALL with unbeatable convenience and calm. The unit faces a quiet street, and offers SECURE FOB ENTRTY, elevator access, secure UNDERGROUND parking, and extra-secure storage--the fundamentals done right. Enjoy a welcoming common area, easy TRANSIT access, and handy same-floor community laundry. Inside, you'll find TWO generous bedrooms plus a FLEXROOM/den, a cozy stone-faced wood-burning FIREPLACE, and a standout 17' x 9'11" BALCONY--big enough to actually live on. At 1,077 sq ft, this is one of the larger units in the building, and the price reflects the opportunity for some TLC in paint and flooring. BONUS: the building is in the process of receiving new windows and exterior trim, adding long-term value and fresh curb appeal.

(id:6769)

Living room 19.08 Ft x 13.08 Ft

Dining room 11.67 Ft x 7.92 Ft

Kitchen 9.17 Ft x 8.00 Ft

Other 8.25 Ft x 5.58 Ft

Primary Bedroom 15.92 Ft x 10.92 Ft

Other 6.00 Ft x 4.92 Ft

Bedroom 14.92 Ft x 9.58 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

<http://www.dianepayne.com/>

**RE/MAX Realty Professionals**

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

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