

**68, 3519 49 Street NW
Calgary, Alberta**

MLS # A2235524



\$245,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	826 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Location location location! University of Calgary, Market Mall with grocery, medical centre, movie theatre are right there. University District is close by with the Bow River walking trails (Bowmont Park) just steps away. Foothills Hospital and Alberta Children's Hospital also close by. Top floor to view the sunset ! Sunny side and corner unit with the sauna out the bedroom door! Low traffic road with extra free parking if you need it. Great location for young professionals and university students with no age restrictions. Very quiet location for studying. New washer/dryer in unit.