ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

68, 3519 49 Street NW Calgary, Alberta

MLS # A2235524



\$245,000

Division:	Varsity					
Туре:	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! University of Calgary, Market Mall with grocery, medical centre, movie theatre are right there. University District is close by with the Bow River walking trials (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.