\$212,500 - 3303, 4001c 49 Street Nw, Calgary

MLS® #A2254989

\$212,500

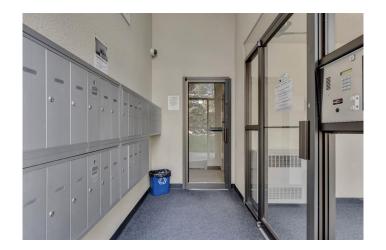
2 Bedroom, 1.00 Bathroom, 841 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity Villas! Located directly across from Market Mall, This TOP FLOOR, SOUTH FACING Unit has all you need! The open concept living room, dining room and kitchen take full advantage of the natural light. The previous owner had renovated in 2022 with such updates as new laminate flooring, new kitchen cabinets, trim, doors, bathtub and tile. This unit features a large primary bedroom, a good sized secondary bedroom and a 4 piece bathroom with IN SUITE LAUNDRY. The living room features a corner gas fireplace with mantle as a focal point and just outside to the large balcony which overlooks the courtyard. The windows were replaced in the last few years and the unit is on the guiet side of the complex (south side). Believe it or not, there is even central vacuum in this unit. The in suite storage room is a very good size and has a convenient chest freezer included. If you seek additional storage, it can also be available at \$40.00 a month for a large storage and \$20.00 a month for a smaller one. One just has to contact the board. The complex is 25 + age restricted. No pets allowed. Parking is assigned to the new owner on a first come, first served basis and could be an outdoor covered stall or an underground parkade stall depending on availability. This location is also great for the person who doesn't like to drive, close to buses, LRT transit, shopping & medical. The Children's Hospital is a 10 minute drive and the University of Calgary is close by as well. Close







to all amenities and a short drive to downtown. Parks for biking and walking out your doorstep. The only utility you will need to pay over and above the condo fees is the electric bill. Vacant and available for immediate possession. Don't delay, go see it today!

Built in 1976

Essential Information

MLS®# A2254989 Price \$212,500

Bedrooms 2 1.00 Bathrooms Full Baths

841 Square Footage Acres 0.00 Year Built 1976

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 3303, 4001c 49 Street Nw

Subdivision Varsity City Calgary County Calgary Province Alberta Postal Code T3A2C9

Amenities

Amenities Elevator(s), Trash

Parking Spaces

Assigned, Parkade, See Remarks, Stall, Underground Parking

Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan **Appliances**

Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator,

Washer

Heating Baseboard

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

of Stories 3

Exterior

Exterior Features Balcony, Courtyard

Roof Asphalt Shingle, Flat

Construction Brick, Wood Frame, Wood Siding

Additional Information

Date Listed September 9th, 2025

Days on Market 55

Zoning M-C2

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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