# \$200,000 - 2302, 4001b 49 Street Nw, Calgary

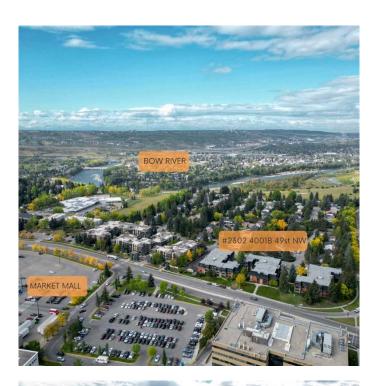
MLS® #A2112952

## \$200,000

1 Bedroom, 1.00 Bathroom, 625 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

AMAZING LOCATION | STEPS TO MARKET MALL | WALK TO BOWMONT PARK | UNDERGROUND PARKING | CHEAPER THAN RENTING | Welcome home to "Varsity Villas" located in the vibrant NW community of Varsity. Conveniently located steps to Market Mall, walking distance to public transit, and a short 5-minute stroll to the Bow River and Bowmont Park, and within 10 minutes of U of C, truly an exceptional location. This CORNER UNIT is flooded with natural light through the large windows throughout. This condo features in-suite laundry + an additional storage room, gorgeous built-in custom shelves and a cozy wood-burning fireplace perfect to cozy up and enjoy your favourite book or movie. Complete with a sizable living/dining space, a large kitchen, and an ample size bedroom along with a 4pc bathroom, this is the perfect one-bedroom unit. Enjoy your large private patio throughout the year with its covered east exposure. Whether you're a first-time home buyer or investor, this unit is just what you have been waiting for. Please book your private showing today and take a quick stroll west to the river to experience how great this location is for anyone who loves getting outdoors!





Built in 1976

#### **Essential Information**

MLS® # A2112952

Price \$200,000 Sold Price \$188,888

1

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 625

Acres 0.00

Year Built 1976

Type Residential
Sub-Type Apartment

Style Low-Rise(1-4)

Status Sold

# **Community Information**

Address 2302, 4001b 49 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta

Postal Code T3A 2C9

### **Amenities**

Amenities Elevator(s), Parking, Visitor Parking

Parking Spaces 1

Parking Assigned, Heated Garage, Parkade, Stall, Underground

#### Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, No Animal Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Baseboard

Cooling Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Stone

# of Stories 3

#### **Exterior**

Exterior Features Courtyard

Lot Description Lawn, Landscaped Construction Brick, Wood Frame

### **Additional Information**

Date Listed March 8th, 2024

Date Sold March 26th, 2024

Days on Market 18

Zoning M-C2

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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