

\$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
Bedrooms	1
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
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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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