

\$259,900 - 3202, 4001c 49 Street Nw, Calgary

MLS® #A2116851

\$259,900

2 Bedroom, 1.00 Bathroom, 853 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to 3202 - 4001 49 St NW, a charming second-floor unit located in the vibrant community of Varsity, Calgary. Nestled within the Varsity Villas Condominiums, this property offers a perfect blend of comfort and convenience for those aged 25 and above.

Upon entering, you are greeted by a spacious foyer complete with a large coat closet featuring custom shelving, ensuring tons of storage space for your belongings. The recently remodelled kitchen boasts modern touches, including new soft-closing cabinet doors and drawers, along with stainless steel appliances such as a Bosch dishwasher, Kenmore fridge, and Samsung stove. A custom pull-out towel or spice rack adds to the functionality of this well-appointed culinary space, complemented by a separate dining area ideal for hosting family and friends.

The living room has a gas fireplace, providing warmth during chilly evenings while sliding glass doors lead to your private south-facing balcony overlooking the quiet courtyard. Two sunlit bedrooms boast south-facing windows, allowing natural light to flood the space, while a large storage room across from the primary bedroom offers versatility as a potential work-from-home office or additional storage area. The recently updated bathroom features in-unit Miele washer and dryer for added convenience.



Beyond its charming interiors, the location of this residence is unparalleled. Situated across 49 Street NW from the renowned Market Mall, residents enjoy easy access to an array of amenities, including Safeway, upscale and casual dining options, retail outlets, Canada Post, optometrists, banks, and entertainment options such as Landmark theatres. Outdoor enthusiasts will appreciate the proximity to the Bow River pathway, Varsity Village Park, and Christine Meikle School, providing endless opportunities for leisure and recreation.

Built in 1976

Essential Information

MLS® #	A2116851
Price	\$259,900
Sold Price	\$257,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3202, 4001c 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2C9

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Trash, Visitor
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	Parking
Parking	Parkade, See Remarks, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	March 23rd, 2024
Date Sold	April 5th, 2024
Days on Market	13
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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