

\$265,000 - 3307, 4001c 49 Street Nw, Calgary

MLS® #A2119797

\$265,000

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

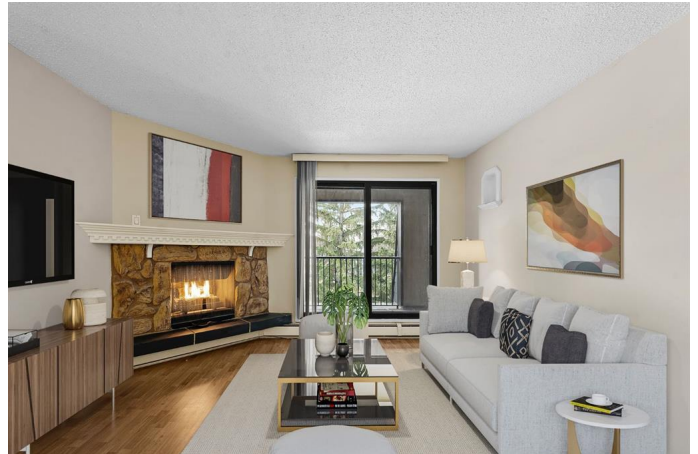
Varsity, Calgary, Alberta

Don't miss your opportunity to own this TOP-FLOOR, 2 BED PLUS DEN condominium in the prestigious community of Varsity! ENJOY THE PEACE of the adult living, no pets, and top floor location - WOW! Located directly across from Market Mall and a short walk to transit, the Bow River Pathway, Dale Hodges Park, and much more! Drive just minutes to WinSport - C.O.P., UofC, and Calgary's bustling downtown! This unit features a private balcony surrounded by lovely evergreens and a cozy stone-surround fireplace in the living room! New flooring in the kitchen and new carpet in the bedrooms! The kitchen is complete with stainless steel appliances and a convenient pass-through to the dining space! You'll love the UPDATED MAIN BATH with tile-surround bath/shower! The den in this unit may be used as an office/flex space or for ample additional storage! Amenities include additional storage rental, bike storage, and visitor parking.

Built in 1976

Essential Information

MLS® #	A2119797
Price	\$265,000
Sold Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	840
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3307, 4001c 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Mantle, Raised Hearth, Stone, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Wood Siding

Additional Information

Date Listed	April 3rd, 2024
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Date Sold	April 18th, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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