

\$230,000 - 1308, 4001a 49 Street Nw, Calgary

MLS® #A2137446

\$230,000

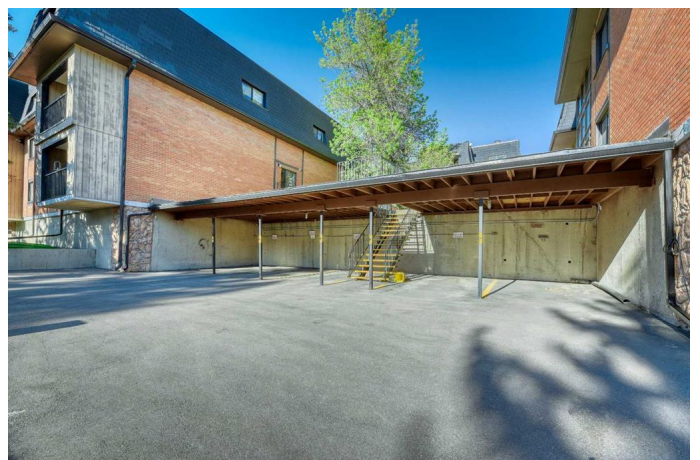
1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

PRIME LOCATION Across from Market Mall
• Top Floor in Varsity Villas • Excellent opportunity to own a spacious condo or great revenue property in one of northwest Calgary's best locations! This top-floor, 1-bedroom unit in the 'A' building won't disappoint! Situated in an highly desirable neighbourhood, this property is in the heart of it all, directly across from Market Mall. Previously updated with paint, flooring, and cabinets, it features a stunning corner gas fireplace, in-suite laundry, and a very generous in-suite storage room. The large floorplan includes an extra-large primary bedroom with a walk-in closet and a nice functional kitchen with an opening to the dining area. The balcony overlooks a tranquil, well-maintained landscaped inner courtyard.

Just steps from numerous amenities including Market Mall, U of Calgary, Bowmont Environmental Park, and with quick access to downtown, transit, and hospitals, this condo is ideally located. The secure building offers elevator access to all levels, with parking options for either an indoor parkade or an outdoor covered stall, based on availability on a first-come, first-served basis. While parking is limited, there is plenty of street parking available without a permit. The tenant currently has parking, but it is not transferable and does not grant the new owner exclusive rights. This is a 25+ age-restricted complex with no pets allowed. PRICED TO SELL! Don't miss



out on this wonderful condo in an unbeatable location! Schedule your private tour today with your favorite Realtor!

Built in 1976

Essential Information

MLS® #	A2137446
Price	\$230,000
Sold Price	\$216,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1308, 4001a 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

Amenities

Amenities	Elevator(s), Laundry, Parking, Party Room, Playground, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Covered, On Street, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Cedar, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 4th, 2024
Days on Market	26
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Synterra Realty
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