

\$240,000 - 1302, 4001a 49 Street Nw, Calgary

MLS® #A2150351

\$240,000

2 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

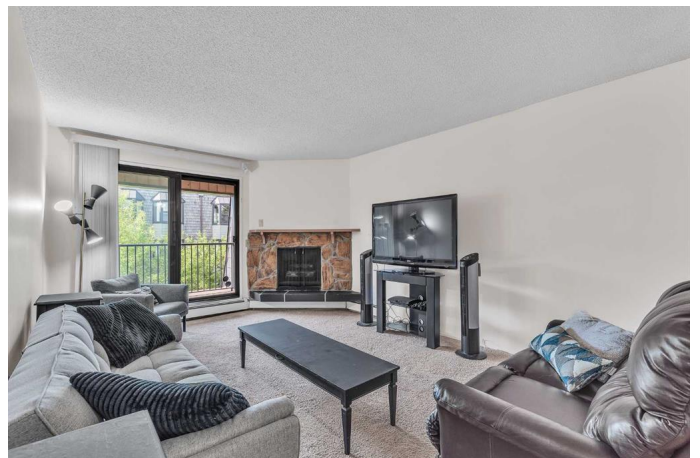
Varsity, Calgary, Alberta

Your quest for a 2 bedroom condo in a highly desirable neighbourhood at an excellent price ends here. Discover this well maintained, top floor unit that is a great investment because of it's amazing Varsity location right across the street from Market Mall, close to transit, Bowmont Park, the U of C and easy access to major thoroughfares. This practical floor plan boasts a large living room with a corner, gas fireplace and a patio door that leads to a generous (13' X 6') south facing, private and covered balcony with an open view. The galley kitchen offers an abundance of cabinetry and counter space and flows seamlessly into the inviting dining area which is a great place to gather for meals with friends and family. Both of the bedrooms are large enough to easily accommodate a computer area and have newer vinyl windows. Additional highlights include a sizeable storage room and in-suite laundry. Please note, this is a 25+ community with a no pet policy.

Built in 1976

Essential Information

MLS® #	A2150351
Price	\$240,000
Sold Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	791
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1302, 4001a 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0G4

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Covered, Off Street, Parkade, See Remarks, Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Lighting
Roof	Flat Torch Membrane, Other
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 3rd, 2024
Days on Market	16
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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