

\$259,999 - 2302, 4001b 49 Street Nw, Calgary

MLS® #A2157781

\$259,999

1 Bedroom, 1.00 Bathroom, 625 sqft

Residential on 0.00 Acres

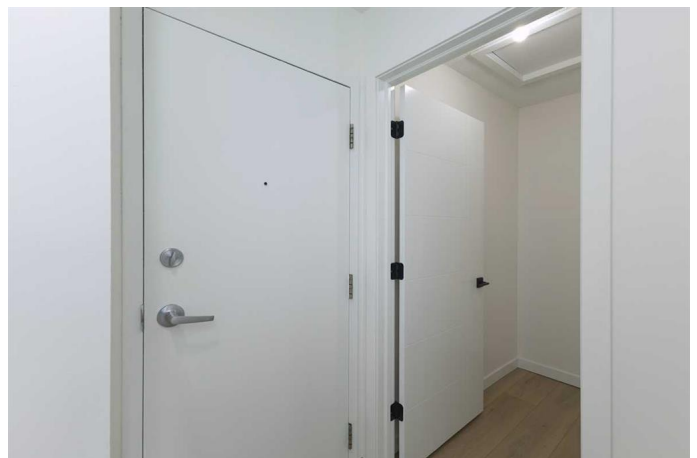
Varsity, Calgary, Alberta

With south and east windows, this unit boasts abundant natural light and a private balcony surrounded by lush trees. Tucked in behind the main courtyard, this unit is isolated from intersections and road noise!

Enjoy a brand-new, shaker-style kitchen with high-end QUARTZ countertops, undermount sink, upgraded stainless steel appliances including a French door fridge with a lower freezer, a full rack of UPPER CABINETS, and soft-closing doors on all cabinets! This unit is one of the very few that features a window in the kitchen for additional natural light. New LED lighting throughout with recessed fixtures in kitchen, dining, & living room. ALL NEW DOORS, TRIM, BASEBOARD & PAINT! The entire condo features new high-end luxury vinyl plank flooring and a chic black-on-white farmhouse style throughout. A corner fireplace with custom handmade ship-lap board adds a touch of elegance and warmth. Youâ€™ll find this to be the MOST OPEN floorplan in this complex, due to the removal of intrusive walls. All renovations are new and NEVER LIVED IN, you even get to do your own appliance plastic peels!

The COMPLETELY RENOVATED BATHROOM boasts all new tub, floor, vanity, TOTO toilet, and custom hand-laid subway tile. It conveniently houses the in-suite stacked laundry, making it quieter and further removed from the living area. The dryer can easily be upgraded to 240V.

The building is exceptionally well-maintained



with an awesome on-site building manager(so you don't have to wait on the board), an elevator, and secure heated underground parking. Additional amenities include storage rental, bike storage, and visitor parking. Located directly across from Market Mall, you are within walking distance to the University of Calgary and a short stroll to transit, the Bow River Pathway, and Dale Hodges Park. Heat and water are included in the condo fees. This is an age-restricted complex (25+) with no pets allowed, making it extremely quiet. This property is perfect for a first-time buyer or as an investment opportunity. Move in and enjoy this ideal location and stunning renovation!

Built in 1976

Essential Information

MLS® #	A2157781
Price	\$259,999
Sold Price	\$253,000
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, Covered, Heated Garage, Off Street, Parkade, Stall, Underground

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
# of Stories	3

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle, Flat
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 8th, 2024
Days on Market	25
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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