

# \$232,000 - 1301, 4001a 49 Street Nw, Calgary

MLS® #A2221239

**\$232,000**

2 Bedroom, 1.00 Bathroom, 812 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

RENOVATED | OVER 800 SQFT | PRIME LOCATION – Welcome home to Varsity Villas and this beautifully renovated 2-bedroom top floor unit in the heart of Varsity. Complete with ensuite laundry and brand new carpet throughout, this unit is ready for you to just move in! The kitchen has been redone with modern cabinets, stone countertops, and offers a wonderful amount of space to entertain around the dining room table! The bedrooms both offer an exceptional amount of space to fit at least queen-sized beds, as well as extra cabinet drawers before having to use the closets. The main bathroom has also been updated with a brand new stone vanity. The entire unit has been repainted for you to enjoy, and the unit is turn-key ready for any new homeowner to enjoy. Please note the unit does have an age restriction, and there is a no-pet policy in place. Parking is assigned by the condo board, and underground parking is offered from a waitlist. Once you have underground parking, you do not lose that privilege. Please feel free to book your private viewing of this home or organize it with your favourite real estate professional.

Built in 1976

## Essential Information

MLS® # A2221239

Price \$232,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 812               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1301, 4001a 49 Street Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2C9                  |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Parkade, Stall       |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard                                   |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Gas                                         |
| # of Stories      | 3                                           |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard                   |
| Construction      | Brick, Concrete, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | M-C2           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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