

\$209,999 - 2204, 4001b 49 Street Nw, Calgary

MLS® #A2263405

\$209,999

2 Bedroom, 1.00 Bathroom, 810 sqft

Single Family

Varsity, Calgary, Alberta

Freshly renovated 2-bedroom + versatile den condo in sought-after Varsity. From the moment you walk in, the space feels fresh, light, and airy. Updates include luxury vinyl plank flooring, new paint, updated tile and baseboards, modern lighting and faucets, a reglazed tub, and stainless steel kitchen appliances—creating a clean, contemporary, like-new feel throughout. The well-designed layout features a large primary bedroom that easily fits a king-size bed, a flexible den for a home office or extra storage, and a cozy stone-faced gas fireplace. Sliding patio doors open to a quiet, private balcony overlooking a peaceful courtyard with a peek-a-boo view of Market Mall. This adults-only (25+) building is well managed and includes an on-site manager. Practical perks: in-suite laundry, an assigned underground parking stall, visitor parking, and optional additional storage for \$40/month. There's also free street parking right beside the building on 50th Street NW. The location is hard to beat. Market Mall is steps away with groceries, pharmacy, Tim Hortons, restaurants, and retail. The adjoining professional centre offers medical, dental, and optical services, and the nearby University District continues to add trendy shops and amenities. Transit access is excellent, major routes are close for easy commuting, and outdoor lovers will appreciate being a short walk to Dale Hodges and Bowmont Park with river views, pathways, and playgrounds. A great opportunity to own a beautifully updated



condo in one of Calgary's most desirable communities - book your showing today!
Possession timing is flexible. (id:6289)

Built in 1976

Essential Information

Listing #	A2263405
Price	\$209,999
Bedrooms	2
Bathrooms	1.00
Square Footage	810
Year Built	1976
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2204, 4001b 49 Street NW
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A2C9

Amenities

Amenities	Shopping
Features	Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Construction	Wood frame
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Listing Details

Listing Office URBAN-REALTY.ca



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