

\$200,000 - 2208, 4001b 49 Street Nw, Calgary

MLS® #A2264472

\$200,000

2 Bedroom, 1.00 Bathroom, 882 sqft

Single Family

Varsity, Calgary, Alberta

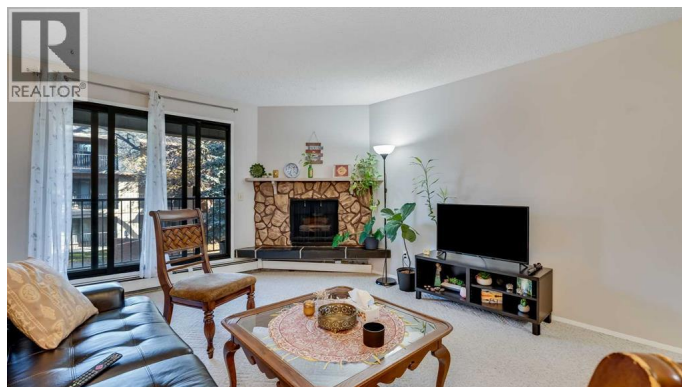
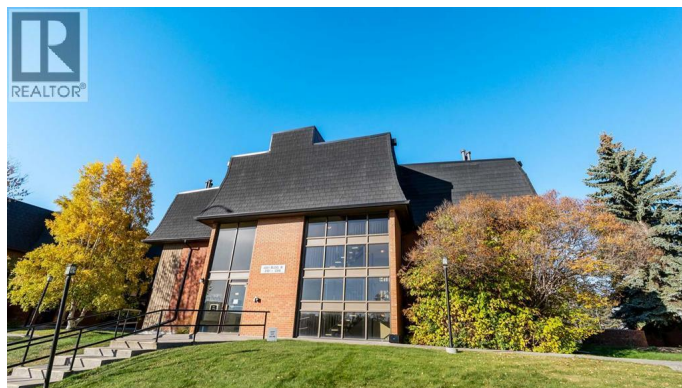
Efficient and bright 2-bedroom in Varsity Acresâ€™ across from CF Market Mall for everyday shopping, and dining; and moments from University Districtâ€™s retail main street (groceries, and the Cineplex VIP), the University of Calgary, the Alberta Childrenâ€™s Hospital, and Foothills Medical Centreâ€™ ideal for staff, students, and medical professionals. Transit is excellent with nearby Brentwood and University CTrain stations plus Route 65 service along 49 St NW connecting Market Mall and Downtown West. Outdoor enthusiasts find time spent outside is easy with quick access to Bowmont Park and the Bow River pathway network, for evening bike rides or morning runs. Inside, the practical layout offers a galley-style kitchen; a generous living room with a stone faced wood-burning corner fireplace, and a private courtyard-facing balcony. Two large bedrooms are complemented by a full bath, as well as in-suite laundry and a spacious storage room. Age-restricted complex (25+); no pets permittedâ€™ an appealing option for first-time buyers or investors seeking a super-convenient NW location. (id:6289)

Built in 1976

Essential Information

Listing # A2264472

Price \$200,000



Bedrooms	2
Bathrooms	1.00
Square Footage	882
Year Built	1976
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2208, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A2C9

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Other
Features	Other
Parking Spaces	1
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick
Construction	Wood frame

Listing Details

Listing Office	CIR Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 4:46pm CDT