

# \$228,800 - 1102, 4001a 49 Street Nw, Calgary

MLS® #A2210149

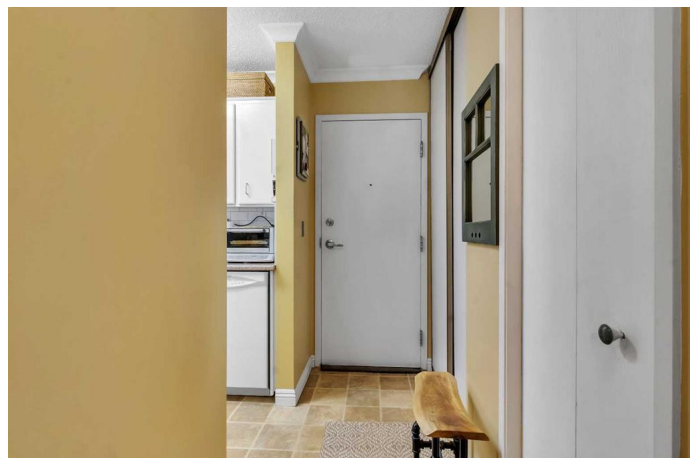
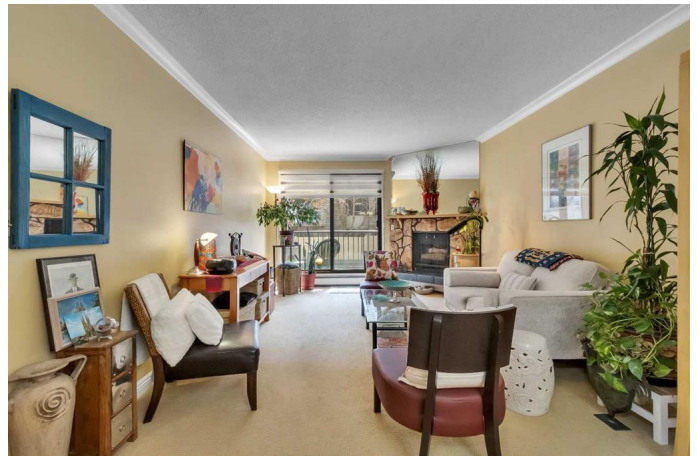
**\$228,800**

2 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Varsity is an excellent community to live in. Varsity Villas is located right across from Market Mall. This well cared for unit is owner occupied and shows pride of ownership. Two good size bedrooms, a 4 piece bathroom, your own washer & dryer, this condo apartment could be yours. The windows have been replaced in the two bedrooms. The unit is on the quiet side of the complex (off 50th Street NW). The storage is a very good size & in your unit. The current owner is renting an additional large storage for \$ 40.00 a month. There are smaller storage for \$ 20.00 a month. A new owner can decide what they want by contacting the board. The complex is 25 + age restricted. No pets allowed. This location is great for the person who doesn't like to drive, close to bus, city transit, shopping & medical. The Children's Hospital is a 10 minute drive. Tons of places to eat close by. Parks for biking and walking as well. The patio is facing the sunny side of the complex. A Courtyard is located between buildings in the complex . The only utility you will need to pay over and above the condo fees is the electric bill. This has been running about \$50.00 a month. Inside parking stall assigned to this unit is # 3. The shingles on the roof of the building is approximately ten years old. Possession is flexible. This is a very quiet building. Relax and enjoy. This unit is located on the main floor. Saying this, the main floor is not on ground level. The parking is underneath. Call your favorite realtor today to book your private



viewing. Condo documentation is available for review for interested buyers. Call your favorite realtor today for your private viewing.

Built in 1976

### **Essential Information**

MLS® #	A2210149
Price	\$228,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1102, 4001a 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Underground

### **Interior**

Interior Features	Elevator, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete, See Remarks

### Additional Information

Date Listed	April 8th, 2025
Days on Market	9
Zoning	RM-5

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.