

# \$223,800 - 1102, 4001a 49 Street Nw, Calgary

MLS® #A2210149

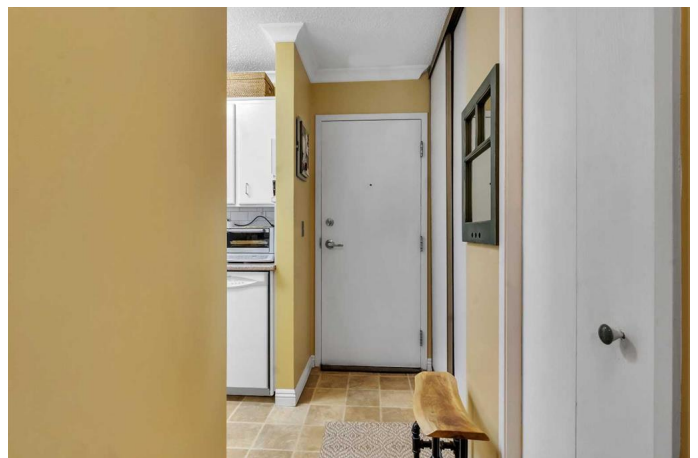
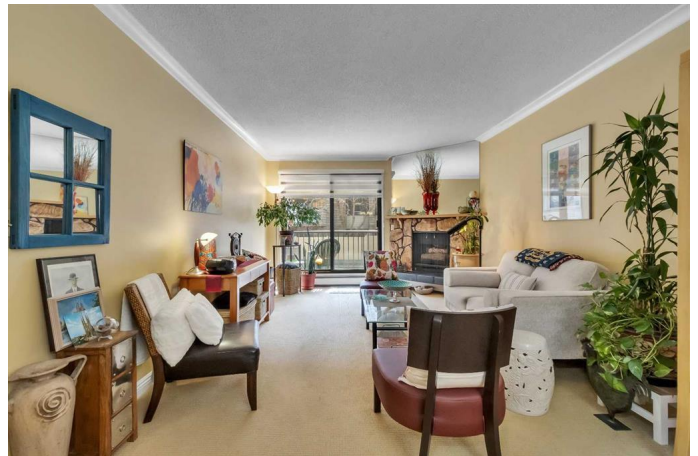
**\$223,800**

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          | \$223,800         |
| 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, Underground, Garage Faces Front |

### 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 | 25              |
| Zoning         | RM-5            |

### Listing Details

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

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