

# \$264,900 - 2207, 4001b 49 Street Nw, Calgary

MLS® #A2197494

**\$264,900**

2 Bedroom, 1.00 Bathroom, 882 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

This 882 sq. ft. renovated gem offers modern comfort in a prime Varsity location. The kitchen boasts new quartz countertops, a stylish glass-tile backsplash, and stainless steel appliances, including a French-door refrigerator, stove, hood fan, and dishwasher. Freshly updated white cabinetry with a built-in pantry and a convenient in-suite washer and dryer complete this turn-key kitchen.

Laminate flooring throughout makes cleaning a breeze, while updated lighting fixtures create a bright, welcoming atmosphere. The dining area seamlessly flows into the spacious living room, featuring a gas fireplace and access to the patio, perfect for relaxing.

The stunning 4-piece bathroom showcases a fresh vanity, backsplash, and lighting, creating a spa-like retreat. Both bedrooms are generously sized, with the primary bedroom offering a walk-in closet. An in-suite storage room is ideal for seasonal items and sports equipment.

Crisp white-on-white walls and trim give the home a fresh, modern feel. The building has a 25+ age restriction and is pet free. Heated underground parking and storage lockers are available for added convenience. With all the conveniences of daily life just outside your doorstep, you could not ask for a better location. Across the street, Market Mall is one of Calgary's premier retail destinations, including daily essentials like Shoppers Drug



## CONDO FEE INCENTIVE ALERT!!!

### \$300 MONTHLY REIMBURSEMENT

The seller realizes the recent increase to the condominium fee may put a strain on the buyer and would like to contribute \$300 per month towards the condo fee for 2 years.

This means condominium fee after the reimbursement for the next 2 years to the buyer is only \$578 per month!

- ✓ Fully renovated and move-in ready! Fresh modern look with open-concept layout.
- ✓ Stylish quartz countertops, stainless-steel appliances.
- ✓ In-suite washer/dryer.
- ✓ Underground heated parking.
- ✓ Peaceful and quiet 25+, pet free building.
- ✓ Excellent on-site management.
- ✓ Hassle-free living in a walkable, prime location!

Mart, Safeway, and a number of coffee shops. The professional centres nearby host all manner of services such as dental, optical, and medical practices. Bowmont Park, one of the city's most beautiful parks with stunning vistas, is a short walk away. Move-in ready and waiting for you - Call today!

Built in 1976

### Essential Information

MLS® #	A2197494
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2207, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

### Interior

Interior Features	Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
# of Stories	3

### **Exterior**

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

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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