

# \$199,900 - 3205, 4001c 49 Street Nw, Calgary

MLS® #A2201774

**\$199,900**

1 Bedroom, 1.00 Bathroom, 657 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Say hello to this 1-BED, 1-BATH condo in Varsity Villa, an ADULT-ONLY (25+) complex in the charming, established community of Varsity. This area's character, serene streets, scenic surroundings, and proximity to Foothills Hospital, Alberta Children's Hospital, and the University of Calgary make it ideal as a STARTER HOME or a SAVVY INVESTMENT. The unit is freshly carpeted and READY FOR IMMEDIATE OCCUPANCY. Inside, a large storage room and coat closet keep things organized. The entrance, kitchen, dining area, and bathroom feature DURABLE LVP FLOORING. The galley-style kitchen comes with all appliances. Relax in the spacious living room with a CORNER GAS FIREPLACE. Sliding glass doors lead to a well-sized balcony with an extra storage closet. The comfortable bedroom has a large window and ample closet space. The 4pc bathroom includes a vessel sink vanity and a tub/shower combo. IN-SUITE LAUNDRY and ASSIGNED PARKING add convenience, plus with FREE STREET PARKING on 50 Street NW. Varsity Villa is a well-managed gem, surrounded by mature trees and offering modern amenities like an advanced security system and well-maintained elevators. Located near Varsity Village Park, Dale Hodges Park, and Market Mall, and with easy access to major roads, such as Shaganappi Trail and Crowchild Trail, commuting to the city center



and other parts of Calgary is convenient and hassle-free. Schedule your private showing today!

Built in 1976

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201774          |
| Price          | \$199,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 657               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3205, 4001c 49 Street Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2C9                  |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Underground          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Storage  |
| Construction      | Brick, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |
| Zoning         | M-C2             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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