

# \$219,900 - 2207, 4001b 49 Street Nw, Calgary

MLS® #A2219887

**\$219,900**

2 Bedroom, 1.00 Bathroom, 879 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**\*\* HUGE Price REDUCTION \*\*** Prepare to fall in LOVE with this amazing condo in this PRIME Varsity location, steps to all the conveniences that Market Mall, Professional Centre and recreational areas of Dale Hodges & Bowmont Park affords. This 2 bedroom, oversized and beautifully RENOVATED suite is sure to impress â€“ all you need to do is MOVE IN! Features include lovely laminate flooring and updated lighting fixtures throughout, gorgeous renovated kitchen with white cabinets including large pantry, quartz counters, stainless steel appliances, stylish glass tile backsplash and open pass through to the dining room. Spacious living room features a cozy stone-faced gas fireplace with mantle and hearth, and sliding patio doors to the relaxing and quiet balcony overlooking the courtyard. Primary bedroom easily accommodates king-sized furniture and offers a walk in closet. Second bedroom is a great size â€“ perfect for a room mate, guest room or home office. Renovated spa-like 4 piece main bath and HUGE in-suite storage completes the suite. Building features an elevator, heated, underground parking, visitor parking and storage lockers are available for rent, the building is adult oriented (+25) and no pets. The benefits of this location will surely impress â€“ great transit and traffic arteries are close at hand, one of Calgaryâ€™s premier shopping destinations Market Mall is steps away and includes your grocery store, drug store, Tim Hortonâ€™s, restaurants and



shops. Don't forget the professional centre that has all your medical, dental and optical needs covered. And discover what the new University District offers for shops and services. Looking for outdoor enjoyment? Acres of space, views of the Bow River, walking and bike paths and playgrounds are a short walk away with Dale Hodges & Bowmont Park waiting to be discovered. Don't delay - book your viewing today!

Built in 1976

### Essential Information

MLS® #	A2219887
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	879
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, Secured Parking, Trash, Laundry
Parking Spaces	1
Parking	Heated Garage, Parkade, Unassigned, Underground

# of Garages 1

### Interior

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

### Exterior

Exterior Features   Balcony, Courtyard  
Construction       Wood Frame, Wood Siding, Brick

### Additional Information

Date Listed         May 10th, 2025  
Days on Market     34  
Zoning              M-C2

### Listing Details

Listing Office       RE/MAX Realty Professionals

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