

# \$217,500 - 2204, 4001b 49 Street Nw, Calgary

MLS® #A2228206

## \$217,500

2 Bedroom, 1.00 Bathroom, 810 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Huge price improvement on this freshly renovated 2-bedroom, 1-bathroom condo PLUS a versatile den is located in the highly sought-after community of Varsity. From the moment you walk in, you'll appreciate the fresh, light, and airy feel. The home features brand new luxury vinyl plank flooring, fresh paint, updated tile, baseboards, modern lighting, sleek faucets, a reglazed tub, and stainless steel kitchen appliances - all thoughtfully selected to create a clean, contemporary space with a true "like-new" feel throughout. With a well-designed and spacious layout, the large primary bedroom easily accommodates a king-sized bed. The den offers excellent flexibility as a home office or additional storage space. A cozy, stone-faced gas fireplace with a mantle and hearth adds warmth and charm to the living area, while sliding patio doors open to a quiet, private balcony overlooking a peaceful courtyard with a peek-a-boo view of Market Mall just beyond. This adults-only (25+) building is well-managed and includes an on-site manager for added peace of mind. The unit also features in-suite laundry, an assigned parking stall, visitor parking, and additional storage available for just \$40/month. Plus, there's free street parking conveniently located right beside the building on 50th Street NW. The unit is vacant and available for immediate possession, making it ideal for buyers or investors looking for a move-in-ready property. Location-wise, it's



hard to beat. Market Mall, one of Calgary's premier shopping destinations, is just steps away and includes your grocery store, drug store, Tim Horton's, restaurants, retail shops, and much more! The adjoining professional centre offers access to medical, dental, and optical services, while the nearby University District continues to expand with trendy shops and amenities. Transit access is excellent, and major traffic routes are close by for easy commuting. For outdoor enthusiasts, you're just a short walk to Dale Hodges and Bowmont Park, where you can enjoy acres of green space, river views, walking and biking paths, and playgrounds. This is a rare opportunity to own a beautifully updated, well-priced condo in one of Calgary's most desirable communities - book your showing today!

Built in 1976

### Essential Information

MLS® #	A2228206
Price	\$217,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2204, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A2C9

### Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Community Gardens, Party Room, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Track Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

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

### Additional Information

Date Listed	June 5th, 2025
Days on Market	98
Zoning	M-C2

### Listing Details

Listing Office	URBAN-REALTY.ca
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