\$219,900 - 3205, 4001c 49 Street Nw, Calgary

MLS® #A2201774

\$219,900

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	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1976
Туре	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	1	
Zoning	M-C2	

Listing Details

Listing Office RE/MAX House of Real Estate

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