

# \$249,900 - 2302, 4001b 49 Street Nw, Calgary

MLS® #A2203262

**\$249,900**

1 Bedroom, 1.00 Bathroom, 575 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

With south and east windows, this unit boasts abundant natural light and a private balcony surrounded by lush trees. Tucked in behind the main courtyard, this unit is isolated from intersections and road noise! Enjoy a brand-new, shaker-style kitchen with high-end QUARTZ countertops, undermount sink, upgraded stainless steel appliances including a French door fridge with a lower freezer, a full rack of UPPER CABINETS, and soft-closing doors on all cabinets! This unit is one of the very few that features a window in the kitchen for additional natural light. New LED lighting throughout with recessed fixtures in kitchen, dining, & living room. ALL NEW DOORS, TRIM, BASEBOARD & PAINT! The entire condo features new high-end luxury vinyl plank flooring and a chic black-on-white farmhouse style throughout. A corner fireplace with custom handmade ship-lap board adds a touch of elegance and warmth. Youâ€™ll find this to be the MOST OPEN floorplan in this complex, due to the removal of intrusive walls. All renovations are less than 1 year old with minimal use! The COMPLETELY RENOVATED BATHROOM boasts all new tub, floor, vanity, TOTO toilet, and custom hand-laid subway tile. It conveniently houses the in-suite stacked laundry, making it quieter and further removed from the living area. The building is exceptionally well-maintained with an awesome on-site building Manager, an elevator, and secure, heated underground parking. Additional amenities include storage



rental, bike storage, and visitor parking.

Located directly across from Market Mall, you are within walking distance to the University of Calgary and it's quick and easy access to transit, the Bow River Pathway, and Dale Hodges Park. This is an age-restricted complex (25+) making it extremely quiet. This property is perfect for a first-time buyer or as an investment opportunity. Move in and enjoy this ideal location and stunning renovation! Call your Favourite REALTOR® today to schedule a personal viewing.

Built in 1976

### Essential Information

MLS® #	A2203262
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	575
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2302, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### Amenities

Amenities	Parking, Party Room, Visitor Parking
Parking Spaces	1

Parking Assigned, Heated Garage, Off Street, Parkade, Stall, Underground

## Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Boiler

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

# of Stories 3

## Exterior

Exterior Features Balcony, Courtyard

Construction Brick, Wood Frame

## Additional Information

Date Listed March 17th, 2025

Days on Market 17

Zoning M-C2

## Listing Details

Listing Office Century 21 Masters

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