

# \$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 areaâ€™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	24
Zoning	M-C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.