

1301, 4001A 49 Street NW
Calgary, Alberta

MLS # A2221239



\$214,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 798
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Varsity Villas, where modern updates and a prime location come together in this beautifully renovated top-floor two-bedroom condo. Offering over 800 sqft of stylish living space, this home is move-in ready with fresh paint, brand-new carpet, and thoughtful upgrades throughout. The kitchen has been transformed with modern cabinets, sleek stone countertops, and plenty of room to entertain around the dining area. The spacious bedrooms easily fit queen-sized beds with extra storage options, while the updated bathroom features a brand-new stone vanity for a polished finish. Enjoy the convenience of ensuite laundry and assigned parking, with underground parking available via a waitlist—once secured, you’ll never lose the privilege. While this condo comes with an age restriction and a no-pet policy, it’s perfect for those seeking a quiet, well-maintained community in Varsity. Don’t miss your chance to own this stunning unit—book your private viewing today!