

# \$259,900 - 2207, 4001b 49 Street Nw, Calgary

MLS® #A2197494

**\$259,900**

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

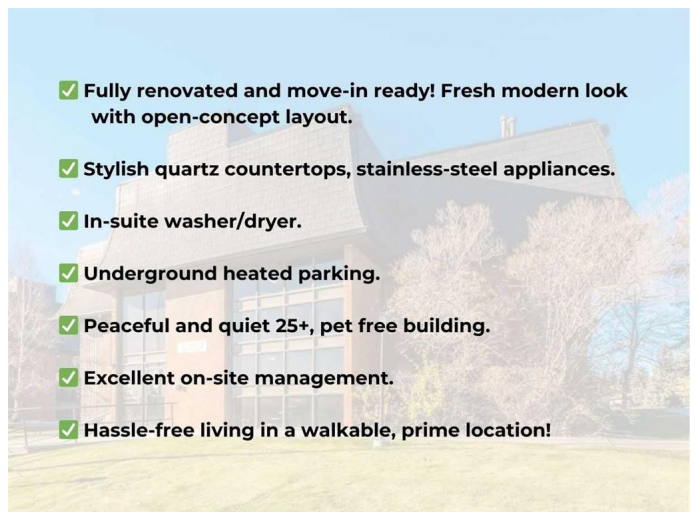
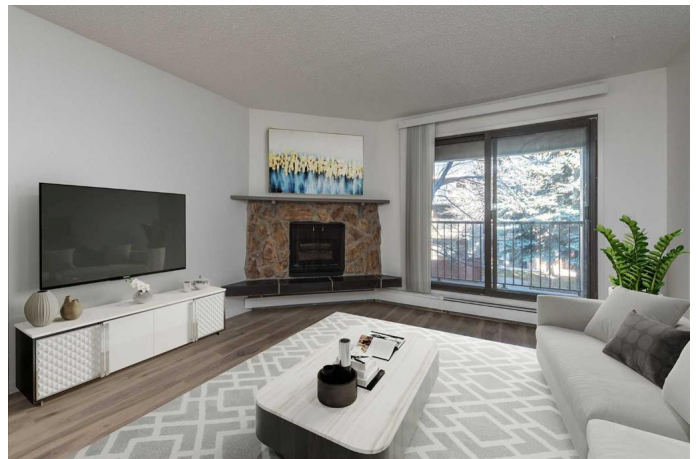
**\*\* Open House, Sunday, April 20, 12-2pm \*\***

This 882 sq. ft. renovated gem offers modern comfort in a prime Varsity location. The kitchen boasts new quartz countertops, a stylish glass-tile backsplash, and stainless-steel appliances, including a French-door refrigerator, stove, hood fan, and dishwasher. Freshly updated white cabinetry with a built-in pantry and a convenient in-suite washer and dryer completes this turn-key kitchen.

Laminate flooring throughout makes cleaning a breeze, while updated lighting fixtures create a bright, welcoming atmosphere. The dining area seamlessly flows into the spacious living room, featuring a gas fireplace and access to the patio, perfect for relaxing.

The stunning 4-piece bathroom showcases a fresh vanity, backsplash, and lighting, creating a spa-like retreat. Both bedrooms are generously sized, with the primary bedroom offering a walk-in closet. An in-suite storage room is ideal for seasonal items and sports equipment.

Crisp white-on-white walls and trim give the home a fresh, modern feel. The building has a 25+ age restriction and is pet free. Heated underground parking and storage lockers are available for added convenience. With all the conveniences of daily life just outside your doorstep, you could not ask for a better location. Across the street, Market Mall is one of Calgary's premier retail destinations,



including daily essentials like Shoppers Drug Mart, Safeway, and a number of coffee shops. The professional centres nearby host all manner of services such as dental, optical, and medical practices. Bowmont Park, one of the city's most beautiful parks with stunning vistas, is a short walk away. Move-in ready and waiting for you - Call today!

Built in 1976

### **Essential Information**

MLS® #	A2197494
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2207, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Assigned, Underground

### **Interior**

Interior Features	Pantry, Quartz Counters, Walk-In Closet(s), See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	50
Zoning	M-C2

## Listing Details

Listing Office	Real Broker
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