



GRASSROOTS
REALTY GROUP

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2310, 4001B 49 Street NW
Calgary, Alberta

MLS # A2257715



\$200,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	653 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Quick Possession Available! Discover this newly renovated, top-floor, west-facing 1 bedroom condo in the highly desirable Varsity Villa. Featuring a smart and functional layout, this home offers in-suite laundry, a dedicated storage room, stainless steel appliances, a cozy fireplace, and a covered patio. The building has seen major recent upgrades, including a new roof, balconies, railings, secure FOB entry, and beautifully updated common areas. Parking options include underground, surface, and street, plus additional storage is available. Perfectly located across from Market Mall and just steps from transit, shops, the University of Calgary, Foothills & Children's Hospitals, parks, and schools—this one checks all the boxes!