



GRASSROOTS
REALTY GROUP

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2204, 4001B 49 Street NW
Calgary, Alberta

MLS # A2263405



\$209,999

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: N/A

Freshly renovated 2-bedroom + versatile den condo in sought-after Varsity. From the moment you walk in, the space feels fresh, light, and airy. Updates include luxury vinyl plank flooring, new paint, updated tile and baseboards, modern lighting and faucets, a reglazed tub, and stainless steel kitchen appliances—creating a clean, contemporary, like-new feel throughout. The well-designed layout features a large primary bedroom that easily fits a king-size bed, a flexible den for a home office or extra storage, and a cozy stone-faced gas fireplace. Sliding patio doors open to a quiet, private balcony overlooking a peaceful courtyard with a peek-a-boo view of Market Mall. This adults-only (25+) building is well managed and includes an on-site manager. Practical perks: in-suite laundry, an assigned underground parking stall, visitor parking, and optional additional storage for \$40/month. There’s also free street parking right beside the building on 50th Street NW. The location is hard to beat. Market Mall is steps away with groceries, pharmacy, Tim Hortons, restaurants, and retail. The adjoining professional centre offers medical, dental, and optical services, and the nearby University District continues to add trendy shops and amenities. Transit access is excellent, major routes are close for easy commuting, and outdoor lovers will appreciate being a short walk to Dale Hodges and Bowmont Park with river views, pathways, and playgrounds. A great opportunity to own a beautifully updated condo in one of Calgary’s most desirable communities - book your showing today! Possession timing is flexible.