



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2208, 4001B 49 Street NW  
Calgary, Alberta

MLS # A2264472



**\$159,900**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 900
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions:	None
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Efficient and bright 2-bedroom in Varsity Acres—across from CF Market Mall for everyday shopping, and dining; and moments from University District’s retail main street (groceries, and the Cineplex VIP), the University of Calgary, the Alberta Children’s Hospital, and Foothills Medical Centre—ideal for staff, students, and medical professionals. Transit is excellent with nearby Brentwood and University CTrain stations plus Route 65 service along 49 St NW connecting Market Mall and Downtown West. Outdoor enthusiasts find time spent outside is easy with quick access to Bowmont Park and the Bow River pathway network, for evening bike rides or morning runs. Inside, the practical layout offers a galley-style kitchen; a generous living room with a stone faced wood-burning corner fireplace, and a private courtyard-facing balcony. Two large bedrooms are complemented by a full bath, as well as in-suite laundry and a spacious storage room. Age-restricted complex (25+); no pets permitted—an appealing option for first-time buyers or investors seeking a super-convenient NW location.