



**3303, 4001C 49 Street NW
Calgary, Alberta**

MLS # A2290916



\$189,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 849
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: NA

Bright Top-Floor 2-Bedroom Condo Near Bow River Pathways! This south-facing unit is overlooking the peaceful courtyard. Recently renovated home offers an open-concept layout with generous living space, perfect for comfortable everyday living and entertaining. The inviting living room is anchored by a beautiful gas fireplace and mantle, creating a warm and cozy atmosphere. The thoughtfully designed layout features large bedrooms, plenty of natural light, and a seamless flow between the living, dining, and kitchen areas. Enjoy the convenience of in-suite laundry, newer windows, and a large private balcony—ideal for relaxing and enjoying sunny days. The well-maintained building offers elevator access and underground parking for added convenience. Located in an extremely desirable area close to Bowmont Park, Dale Hodges Park, and the scenic Bow River pathways. Just minutes from CF Market Mall, Foothills Medical Centre, and Alberta Children's Hospital, with public transit nearby and easy access to major routes. Weekend getaways are effortless with quick access to Highway 1 (Trans-Canada Highway), making mountain trips a breeze, while downtown is just a short drive away. This building is age 25+, and no pets. Quiet and clean! This home offers the perfect blend of comfort, location, and lifestyle. Come see for yourself!