



2106, 4001B 49 Street NW
Calgary, Alberta

MLS # A2299807



\$189,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Parking Pad, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: n/a

For more information, please click the "More Information" button. Location, Location, Location! Welcome to Varsity Villas. A gem in the heart of Calgary's highly sought-after community of Varsity. This beautifully designed unit has been recently refreshed with a stunning new kitchen including custom honey oak cabinetry, new white and gold stainless appliances with an integrated dishwasher, striking Arabescato quartz countertops alongside matching slab backsplash paired with elegant champagne hardware. Wide plank white oak lvp flooring throughout the unit, fresh paint, gold fixtures and hand crafted artisan tile imported from Spain. This main-floor corner unit offers a spacious layout featuring a private entry with a large storage room, 4-piece bathroom with in-suite laundry, an oversized primary bedroom, expansive living room with a gas fireplace, large windows and balcony that flood the space with natural light. This move-in-ready space is turn-key and incredibly designed with comfort and functionality in mind. Perfectly located across from Market Mall, you'll enjoy unmatched convenience with shopping, dining, and services just steps away. Inside Varsity Villas, you'll find thoughtful amenities including a secure entry system, well-maintained elevators, heated underground parking, and assigned covered stalls. This is a very well run complex with a healthy reserve fund, all utilities covered excluding electricity. Adult only complex: 25 and over. Post tension parkade. No pets allowed.