



**1302, 4001A 49 Street NW
Calgary, Alberta**

MLS # A2150351



\$240,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	791 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Off Street, Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Parquet	Sewer:	-
Roof:	Flat Torch Membrane, Other	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: None

Your quest for a 2 bedroom condo in a highly desirable neighbourhood at an excellent price ends here. Discover this well maintained, top floor unit that is a great investment because of it's amazing Varsity location right across the street from Market Mall, close to transit, Bowmont Park, the U of C and easy access to major thoroughfares. This practical floor plan boasts a large living room with a corner, gas fireplace and a patio door that leads to a generous (13' X 6') south facing, private and covered balcony with an open view. The galley kitchen offers an abundance of cabinetry and counter space and flows seamlessly into the inviting dining area which is a great place to gather for meals with friends and family. Both of the bedrooms are large enough to easily accommodate a computer area and have newer vinyl windows. Additional highlights include a sizeable storage room and in-suite laundry. Please note, this is a 25+ community with a no pet policy.