

**2204, 4001B 49 Street NW**  
**Calgary, Alberta****MLS # A2228206****\$244,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 805
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** N/A

Pictures truly don't do this one justice! This freshly renovated 2-bedroom, 1-bathroom condo with a versatile den is located in the highly sought-after community of Varsity. From the moment you walk in, you'll appreciate the fresh, light, and airy feel. The home features brand new luxury vinyl plank flooring, fresh paint, updated tile, baseboards, modern lighting, sleek faucets, a reglazed tub, and stainless steel kitchen appliances - all thoughtfully selected to create a clean, contemporary space with a true "like-new" feel throughout. With a well-designed and spacious layout, the large primary bedroom easily accommodates a king-sized bed. The den offers excellent flexibility as a home office or additional storage space. A cozy, stone-faced gas fireplace with a mantle and hearth adds warmth and charm to the living area, while sliding patio doors open to a quiet, private balcony overlooking a peaceful courtyard with a peek-a-boo view of Market Mall just beyond. This adults-only (25+) building is well-managed and includes an on-site manager for added peace of mind. The unit also features in-suite laundry, an assigned parking stall, visitor parking, and additional storage available for just \$40/month. Plus, there's free street parking conveniently located right beside the building on 50th Street NW. The unit is vacant and available for immediate possession, making it ideal for buyers or investors looking for a move-in-ready property. Location-wise, it's hard to beat. Market Mall, one of Calgary's premier shopping destinations, is just steps away and includes your grocery store, drug store, Tim Horton's, restaurants, retail shops, and much more! The adjoining professional centre offers access to medical, dental, and optical services, while the nearby University District continues to expand with trendy shops and amenities. Transit access is excellent, and

major traffic routes are close by for easy commuting. For outdoor enthusiasts, you're just a short walk to Dale Hodges and Bowmont Park, where you can enjoy acres of green space, river views, walking and biking paths, and playgrounds. This is a rare opportunity to own a beautifully updated, well-priced condo in one of Calgary's most desirable communities - book your showing today!