

# \$219,900 - 1102, 4001a 49 Street Nw, Calgary

MLS® #A2210149

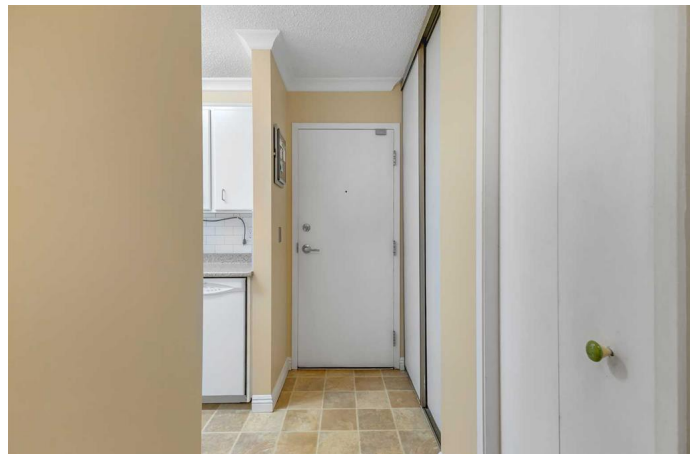
**\$219,900**

2 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Ready to move in right away ! This great purchase price includes the seller paying up front 3 months condo fee payments for a new owner ! This unit is easy to view. With an offer on the property not coming together, this gives you the opportunity to make this beautiful home yours! Varsity is an excellent community to live in. Varsity Villas is located across from Market Mall. This well cared for unit shows pride of ownership. Two good size bedrooms and a 4 piece bathroom. Your own washer & dryer is a nice feature. There is a gas fireplace. The windows have been replaced in the two bedrooms. The unit is on the quiet side of the complex (off 50th Street NW). The in unit storage is a very good size. If required additional storage can also be available at \$ 40.00 a month for a large storage and \$ 20.00 a month for a smaller one. One just has to contact the board. The complex is 25 + age restricted. No pets allowed. This location is great for the person who doesn't like to drive, close to buses, city transit, shopping & medical. The Children's Hospital is a 10 minute drive. The University of Calgary is close as well. Tons of places to eat close by. Parks for biking and walking out your doorstep. The patio is facing the sunny side of the complex. A Courtyard is located between buildings in the complex . The only utility you will need to pay over and above the condo fees is the electric bill. This has been running about \$ 45.00 a month. Inside parking stall assigned to this unit is # 3. The shingles on



the roof of the building is approximately ten years old. Possession is flexible. Immediate possession if you want ! This is a very quiet building. Relax and enjoy. This unit is located on the main floor. Saying this, the main floor is not on ground level. Parking in underneath. Condo documentation is available for review for interested buyers. Vacant, freshly painted and carpets professionally cleaned. We look forward to receiving your offer to purchase.

Built in 1976

### **Essential Information**

MLS® #	A2210149
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1102, 4001a 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Underground

## Interior

Interior Features	Elevator, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Washer/Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Stone
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	April 8th, 2025
Days on Market	94
Zoning	RM-5

## Listing Details

Listing Office	CIR Realty
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