

1301, 4001A 49 Street NW
Calgary, Alberta
MLS # A2221239

\$232,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 798
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

RENOVATED | OVER 800 SQFT | PRIME LOCATION – Welcome home to Varsity Villas and this beautifully renovated 2-bedroom top floor unit in the heart of Varsity. Complete with ensuite laundry and brand new carpet throughout, this unit is ready for you to just move in! The kitchen has been redone with modern cabinets, stone countertops, and offers a wonderful amount of space to entertain around the dining room table! The bedrooms both offer an exceptional amount of space to fit at least queen-sized beds, as well as extra cabinet drawers before having to use the closets. The main bathroom has also been updated with a brand new stone vanity. The entire unit has been repainted for you to enjoy, and the unit is turn-key ready for any new homeowner to enjoy. Please note the unit does have an age restriction, and there is a no-pet policy in place. Parking is assigned by the condo board, and underground parking is offered from a waitlist. Once you have underground parking, you do not lose that privilege. Please feel free to book your private viewing of this home or organize it with your favourite real estate professional.