

# \$189,500 - 3105, 4001c 49 Street Nw, Calgary

MLS® #A2252244

## \$189,500

1 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Exceptional value and an excellent location and a fantastic opportunity to add your own personal touch! Varsity Villas is located just across the street from MARKET MALL, and the Professional Building. Also very close to the university, public transport, golf and much more. This LARGE one bedroom, ground floor condo comes equipped with plenty of STORAGE, in-suite LAUNDRY, new dishwasher and fridge,. Separate DINING area, huge LIVING room with a feature corner FIREPLACE. Patio doors lead out on to the private BALCONY. A large BEDROOM with plenty of room to accommodate a KING SIZE BED, finished off with a generous size 4 pc. BATHROOM. Please note the restrictions are over 25's only and NO pets.

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252244    |
| Price          | \$189,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 709         |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3105, 4001c 49 Street Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2C9                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Stall                       |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Natural Gas                            |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Brick Facing, Gas, Mantle                         |
| # of Stories      | 4                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Roof              | Tar/Gravel        |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 20                |
| Zoning         | M-C2              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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