

2310, 4001B 49 Street NW  
Calgary, Alberta

MLS # A2257715

# \$200,000



|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                      | <b>Condo Fee:</b> | \$ 644 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame               | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** na

Quick Possession Available! Discover this newly renovated, top-floor, west-facing 1 bedroom condo in the highly desirable Varsity Villa. Featuring a smart and functional layout, this home offers in-suite laundry, a dedicated storage room, stainless steel appliances, a cozy fireplace, and a covered patio. The building has seen major recent upgrades, including a new roof, balconies, railings, secure FOB entry, and beautifully updated common areas. Parking options include underground, surface, and street, plus additional storage is available. Perfectly located across from Market Mall and just steps from transit, shops, the University of Calgary, Foothills & Children's Hospitals, parks, and schools—this one checks all the boxes!