

# \$229,000 - 1301, 4001a 49 Street Nw, Calgary

MLS® #A2193445

## \$229,000

2 Bedroom, 1.00 Bathroom, 812 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

2 BEDROOMS | OVER 800 SQFT UNIT | EXCEPTIONAL LOCATION - Welcome to Varsity Villas, a complex perfectly situated adjacent to Market Mall and the Market Mall Professional Centre and is minutes away from the University of Calgary, The Children's and Foothill's Hospitals, and a few more minutes away from downtown Calgary. This top-floor unit offers two exceptionally sized bedrooms, one full bathroom, in-suite laundry, in-unit storage perfect for winter tires or a bike, a great-sized living and dining area, and finally a wonderfully sized patio over a very quiet street. The complex is remarkably quiet. This unit is ready to show you all that it offers and is ready for immediate or short possession. Book your private viewing today!

Built in 1976

### Essential Information

MLS® #	A2193445
Price	\$229,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment



Style	Apartment
Status	Active

### Community Information

Address	1301, 4001a 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Parkade, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Wood Frame

### Additional Information

Date Listed	February 6th, 2025
Days on Market	63
Zoning	M-C2

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.