

# \$219,900 - 3201, 4001c 49 Street Nw, Calgary

MLS® #A2226088

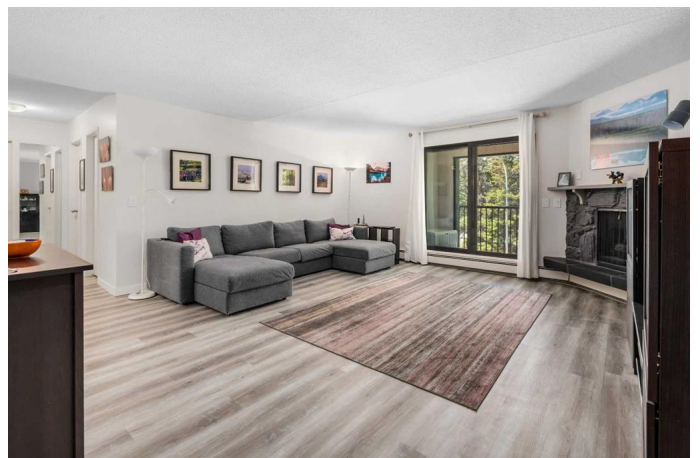
**\$219,900**

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to your dream condo! Beautifully renovated, tastefully modern, and over 900 sq ft of stylish, comfortable living! Located directly across from Market Mall and just minutes from the University of Calgary, the Bow River, and major transit routes, this gem puts you at the heart of everything. Step into a bright, open-concept layout featuring high-end vinyl plank flooring throughout and a striking updated gas fireplace that adds warmth and wow-factor. Enjoy sunny mornings or peaceful evenings on your spacious balcony, perfect for coffee or relaxing with a book. The gorgeous chef's kitchen is the true heart of the home, complete with brand-new stainless steel fridge & microwave, full-height cabinetry, and sleek recessed pot lighting. Both the large primary bedroom and versatile second bedroom feature new windows and plenty of space with a full 4 piece bathroom serving them, while a generously sized storage room with built-in counters and ample cabinetry keeps everything tidy and organized. As a bonus there is a central vacuum system. With an unbeatable location and modern updates from top to bottom, this condo offers comfort, style, and convenience you'll fall in love with! book your private showing today!



Built in 1977

## Essential Information

MLS® #

A2226088

Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3201, 4001c 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

### **Amenities**

Amenities	Elevator(s), Trash
Parking Spaces	1
Parking	Assigned, Underground

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Basement	None

### **Exterior**

Exterior Features Balcony  
Construction Brick, Wood Frame

### **Additional Information**

Date Listed May 30th, 2025  
Days on Market 67  
Zoning M-C2

### **Listing Details**

Listing Office 2% Realty

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