

**3110, 4001C 49 Street NW  
Calgary, Alberta**

**MLS # A2247139**



**\$209,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	637 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 651
<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>	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Storage, Wood Counters		

**Inclusions:** Kitchen table, TV unit living room, Shelves in storage room, hallway entry and living room

**\*\*OPEN HOUSE Saturday Aug 16, 2:00-4:00\*\*** This **SPACIOUS AND STYLISHLY RENOVATED CONDO** is located in one of the city's most desirable neighborhoods - **VARISITY**. Nestled along tree-lined streets, you'll enjoy walking access to **PARKS, THE RIVER AND PATHWAYS, MARKET MALL**, and proximity to the University, both the Children's and Foothills Hospitals. Situated on an **ELEVATED** main floor location, this **ADULT (25+)** condo offers privacy and comfort, with a serene and **PRIVATE BALCONY** perfect for enjoying the outdoors. Inside, newer wide plank laminate flooring has been installed - open floor plan is spacious and bright. The **STUNNING CHEF'S KITCHEN** boasts rich wood countertops, a classic subway tile backsplash, open shelving, and sleek, glossy blue cabinetry. **NEWER APPLIANCES** and a clever wall-mounted table make this kitchen as functional as it is beautiful. The **SPACIOUS LIVING ROOM** features a stone surrounded **GAS FIREPLACE** and opens directly onto the private balcony through patio doors—perfect for entertaining or relaxing. The generously sized master bedroom comfortably fits a **KING SIZED BED** and dressers. There's also a thoughtfully designed entry area with a coat closet and **EXTRA STORAGE** space. A full 4-piece bathroom and in-suite laundry with a stacked washer/dryer tucked into a cabinet complete the interior. The condo comes with an **ASSIGNED** parking stall. The current owner consistently held an underground stall since purchase (note: stall assignments underground are not guaranteed). Ample street parking is available, and additional stalls may be available to rent. This **WELL-MANAGED** complex is surrounded by mature trees, green space, and a tranquil courtyard, with visitor parking on-site. Condo fees were recently increased to top

up the reserve fund for a new roof, with no further increases anticipated in the near future (aside from inflationary increase). Located near Varsity Village Park, Dale Hodges Park and with easy access to major roads such as Shaganappi Trail and Crowchild Trail, commuting to the city center and other parts of Calgary is QUICK AND CONVENIENT.