

**3105, 4001C 49 Street NW  
Calgary, Alberta**

**MLS # A2252244**



# \$189,500

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	1976 (49 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 666
<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>	See Remarks		

**Inclusions:** N/A

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.