

**2106, 4001B 49 Street NW  
Calgary, Alberta**

**MLS # A2276917**



**\$149,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	610 sq.ft.	<b>Age:</b>	1976 (50 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to Varsity Villas &mdash; a hidden gem in the heart of Calgary's highly sought-after Varsity community. This charming complex offers a unique lifestyle that appeals to everyone from young professionals to retirees seeking a quiet, well-connected home. Perfectly located across from Market Mall, you'll enjoy unmatched convenience with shopping, dining, and services just steps away. Outdoor enthusiasts will appreciate strolling through Varsity Village Park or Dale Hodges Park, biking along the Bow River pathways, or simply enjoying the mature tree-lined streets surrounding the property. Free street parking on 50 St NW and excellent transit options make getting around effortless, while quick access to major roads keeps commuting to downtown and the University of Calgary stress-free. Inside Varsity Villa, you'll find thoughtful amenities including a secure entry system, well-maintained elevators, heated underground parking, and assigned covered stalls. This main-floor corner unit offers a spacious layout featuring: Private entry with a large storage room, 4-piece bathroom with in-suite laundry, Bright kitchen and oversized primary bedroom, Expansive living room with gas fireplace, Large windows and balcony that flood the space with natural light. A private patio overlooking green space &mdash; perfect for relaxing outdoors. As a corner unit, you'll enjoy added privacy while still being only steps from both underground and unlimited street parking. Whether you're looking for your first home or a smart investment, this property delivers comfort, convenience, and unbeatable value in one of Calgary's most desirable neighborhoods. Make Varsity Villas your new home today and experience the perfect blend of nature, community, and city living. Call today.