

2207, 4001B 49 Street NW  
Calgary, Alberta

MLS # A2197494



**\$272,500**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 578

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Hood Fan,

This 882 sq. ft. renovated gem offers modern comfort in a prime Varsity location. The kitchen boasts new quartz countertops, a stylish glass-tile backsplash, and stainless steel appliances, including a French-door refrigerator, stove, hood fan, and dishwasher. Freshly updated white cabinetry with a built-in pantry and a convenient in-suite washer and dryer complete this turn-key kitchen. Laminate flooring throughout makes cleaning a breeze, while updated lighting fixtures create a bright, welcoming atmosphere. The dining area seamlessly flows into the spacious living room, featuring a gas fireplace and access to the patio, perfect for relaxing. The stunning 4-piece bathroom showcases a fresh vanity, backsplash, and lighting, creating a spa-like retreat. Both bedrooms are generously sized, with the primary bedroom offering a walk-in closet. An in-suite storage room is ideal for seasonal items and sports equipment. Crisp white-on-white walls and trim give the home a fresh, modern feel. The building has a 25+ age restriction and is pet free. Heated underground parking and storage lockers are available for added convenience. Move-in ready and waiting for you - Call today!