

3109, 4001C 49 Street NW
Calgary, Alberta

MLS # A2166072



\$219,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 629 sq.ft. | Age: | 1976 (48 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 473 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | m-c2 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to the Varsity Villa: a hidden gem nestled in the heart of Calgary, a picturesque community offering the unique living experience that attracts a diverse group of residents, from young professionals to retirees seeking a tranquil yet well-connected lifestyle. Strategically located in the most established and desirable Varsity community, this apartment presents an attractive option either as a starter home, or a cost-effective investment opportunity. Whether you are walking along the beautiful mature trees right in front of the building (FREE street parking available on 50 ST NW), strolling through the nearby Varsity Village Park or the Dale Hodges Park, biking along the Bow River, or simply stepping across the street to one of the largest shopping centers in Calgary — the Market Mall, this property offers you limitless options and convenience to enjoy the urban life without sacrificing your precious time on commuting. In addition to its architectural elegance, Varsity Villa welcomes you with its modern facilities including an advanced security system, well-maintained elevators, heated underground parking in addition to its covered parking space (assigned). Located on the main floor, this apartment boasts a spacious layout greeting you with a private and spacious storage room. Left to your side, sits the washroom; while walking to the right, you will find the in-suite laundry set - well positioned with easy access for your everyday needs. The balcony with large windows supplies the spacious living room with ample natural light, while the patio presents another perfect spot for your relaxation with a fantastic view to the streets (50 ST NW and 40 Ave NW). As owner of a corner unit located on the main floor with a large green area right in front of the property, you would truly enjoy the value-added privacy while still benefiting from the joyful convenience only a few steps away from underground and

unlimited street parking. With excellent public transportation links and proximity to major roads, your commuting to the city center and other parts of Calgary including the University of Calgary shall prove convenient and hassle-free. Acquire this beautiful home today. Start your exciting journey with this vibrant community and enjoy its proximity to both nature and its urban charm & convenience.