

# \$209,999 - 2204, 4001b 49 Street Nw, Calgary

MLS® #A2263405

**\$209,999**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Freshly renovated 2-bedroom + versatile den condo in sought-after Varsity. From the moment you walk in, the space feels fresh, light, and airy. Updates include luxury vinyl plank flooring, new paint, updated tile and baseboards, modern lighting and faucets, a reglazed tub, and stainless steel kitchen appliances—creating a clean, contemporary, like-new feel throughout. The well-designed layout features a large primary bedroom that easily fits a king-size bed, a flexible den for a home office or extra storage, and a cozy stone-faced gas fireplace. Sliding patio doors open to a quiet, private balcony overlooking a peaceful courtyard with a peek-a-boo view of Market Mall.

This adults-only (25+) building is well managed and includes an on-site manager. Practical perks: in-suite laundry, an assigned underground parking stall, visitor parking, and optional additional storage for \$40/month. There's also free street parking right beside the building on 50th Street NW. The location is hard to beat. Market Mall is steps away with groceries, pharmacy, Tim Hortons, restaurants, and retail. The adjoining professional centre offers medical, dental, and optical services, and the nearby University District continues to add trendy shops and amenities. Transit access is excellent, major routes are close for easy commuting, and outdoor lovers will appreciate being a short walk to Dale Hodges and Bowmont Park with river views, pathways, and playgrounds.



A great opportunity to own a beautifully updated condo in one of Calgary's most desirable communities - book your showing today! Possession timing is flexible.

Built in 1976

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263405          |
| Price          | \$209,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 810               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2204, 4001b 49 Street NW |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2C9                  |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking, Community Gardens |
| Parking Spaces | 1                                                                                                      |
| Parking        | Underground                                                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer                              |

|                 |                  |
|-----------------|------------------|
| Heating         | Baseboard        |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 4                |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 24                |
| Zoning         | M-C2              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.