

# \$200,000 - 2310, 4001b 49 Street Nw, Calgary

MLS® #A2257715

**\$200,000**

1 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

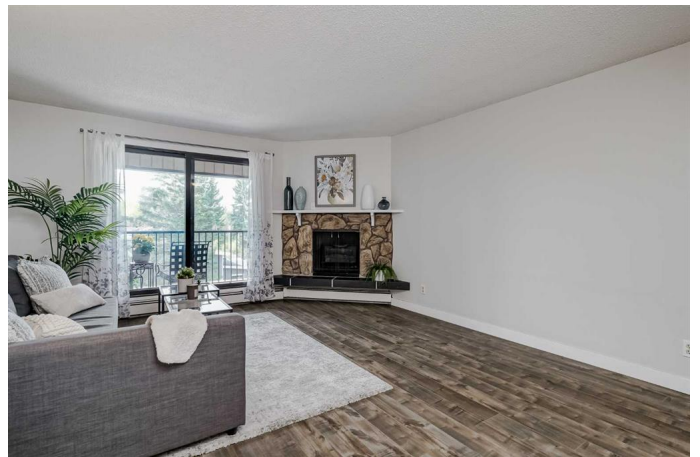
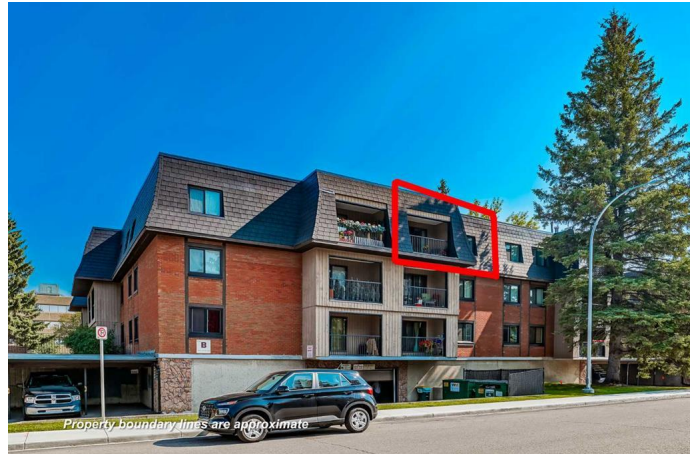
Varsity, Calgary, Alberta

Quick Possession Available! Discover this newly renovated, top-floor, west-facing 1 bedroom condo in the highly desirable Varsity Villa. Featuring a smart and functional layout, this home offers in-suite laundry, a dedicated storage room, stainless steel appliances, a cozy fireplace, and a covered patio. The building has seen major recent upgrades, including a new roof, balconies, railings, secure FOB entry, and beautifully updated common areas. Parking options include underground, surface, and street, plus additional storage is available. Perfectly located across from Market Mall and just steps from transit, shops, the University of Calgary, Foothills & Children's Hospitals, parks, and schools—this one checks all the boxes!

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257715    |
| Price          | \$200,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 653         |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2310, 4001b 49 Street Nw |
| Subdivision | Varsity                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 2C9                  |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Elevator(s)                                        |
| Parking Spaces | 1                                                  |
| Parking        | Assigned, Parkade, See Remarks, Stall, Underground |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                  |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| # of Stories      | 3                                                       |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Roof              | Tar/Gravel        |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-C2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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