



## 4001 49 Street Calgary Alberta

\$1,950

This well maintained, top floor unit that is a great place to live because of it's amazing Varsity location right across the street from Market Mall, close to transit, Bowmont Park, the U of C, hospitals and easy access to major thoroughfares. This practical floor plan boasts a large living room with a corner, gas fireplace and a patio door that leads to a generous (13' X 6') south facing, private and covered balcony with an open view. The galley kitchen offers an abundance of cabinetry and counter space and flows seamlessly into the inviting dining area which is a great place to gather for meals with friends and family. Both of the bedrooms are large enough to easily accommodate a computer area and have newer vinyl windows. Additional highlights include a sizeable storage room and in-suite laundry. Please note, this is a 25+ community with a no pet policy.

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Listing Presented By:



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