



# 4001 49 Street Calgary Alberta

\$224,900

Prime Location Alert! Discover this beautifully renovated 2-bedroom suite in the highly sought-after Varsity Village. The whole home has been repainted and is ready to go. This west-facing unit boasts modern upgrades, including a redesigned kitchen and bathroom, along with new tile flooring throughout. As you enter, you'll be greeted by a cozy living room featuring a gas fireplace and access to a charming west-facing patio. The suite includes two spacious bedrooms with ample closet space and an additional office. The building is well-maintained, offering amenities such as an elevator, resident manager, and the potential for secure heated underground parking. Enjoy scenic views of Varsity Village and proximity to a park, walkways, and the path to the ridge overlooking the Bow River, or simply walk across the street to Market Mall. This age-restricted complex (25+) does not allow pets. With its convenient location near the University of Calgary, Children's Hospital, Foothills Hospital, and Market Mall, this is an ideal place to call home. Move in and start enjoying! (id:6769)

- Other 5.00 Ft x 4.92 Ft
- Primary Bedroom 13.25 Ft x 11.58 Ft
- Bedroom 11.00 Ft x 8.17 Ft
- Laundry room 2.33 Ft x 3.00 Ft
- 4pc Bathroom 7.92 Ft x 4.92 Ft
- Office 8.25 Ft x 4.92 Ft

- Living room 13.67 Ft x 17.33 Ft
- Other 13.17 Ft x 4.67 Ft
- Dining room 11.50 Ft x 7.00 Ft
- Kitchen 7.25 Ft x 8.17 Ft
- Other 9.17 Ft x 3.42 Ft

Listing Presented By:



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