



# 4001 49 Street Calgary Alberta

\$240,000

Your quest for a 2 bedroom condo in a highly desirable neighbourhood at an excellent price ends here. Discover this well maintained, top floor unit that is a great investment because of it's amazing Varsity location right across the street from Market Mall, close to transit, Bowmont Park, the U of C 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. (id:6769)

Living room 15.92 Ft x 11.33 Ft

Dining room 10.42 Ft x 7.75 Ft

Kitchen 7.25 Ft x 6.17 Ft

Primary Bedroom 13.25 Ft x 9.08 Ft

Bedroom 13.17 Ft x 8.58 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Storage 7.25 Ft x 4.42 Ft

Laundry room 2.58 Ft x 2.33 Ft

Other 13.25 Ft x 5.92 Ft

Listing Presented By:



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CIR Realty

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