



4001 49 Street Calgary Alberta

\$199,900

This SPACIOUS AND STYLISHLY RENOVATED CONDO is located in one of the city's most desirable neighbourhoods - VARSITY. Nestled along tree-lined streets, you'll enjoy walking access to PARKS, THE RIVER AND PATHWAYS, MARKET MALL, and proximity to the University, both the Children's and Foothills Hospitals. Situated on an ELEVATED main floor location, this ADULT (25+) condo offers privacy and comfort, with a serene and PRIVATE BALCONY perfect for enjoying the outdoors. Inside, newer wide plank laminate flooring has been installed - open floor plan is spacious and bright. The STUNNING CHEF'S KITCHEN boasts rich wood countertops, a classic subway tile backsplash, open shelving, and sleek, glossy blue cabinetry. NEWER APPLIANCES and a clever wall-mounted table make this kitchen as functional as it is beautiful. The SPACIOUS LIVING ROOM features a stone surrounded GAS FIREPLACE and opens directly onto the private balcony through patio doors—perfect for entertaining or relaxing. The generously sized master bedroom comfortably fits a KING SIZED BED and dressers. There's also a thoughtfully designed entry area with a coat closet and EXTRA STORAGE space. A full 4-piece bathroom and in-suite laundry with a stacked washer/dryer tucked into a cabinet complete the interior. The condo comes with an ASSIGNED parking stall. The current owner consistently held an underground stall since purchase (note: stall assignments underground are not guaranteed). Ample street parking is available, and additional stalls may be available to rent. This WELL-MANAGED complex is surrounded by mature trees, green space, and a tranquil courtyard, with visitor parking on-site. Condo fees were recently increased to top up the reserve fund for a new roof, with no further increases anticipated in the near future (aside from inflationary increase). We've adjusted purchase price too help with increase in fee...

Living room 17.58 Ft x 11.17 Ft

Eat in kitchen 11.92 Ft x 9.33 Ft

Primary Bedroom 12.00 Ft x 11.92 Ft

Laundry room 2.58 Ft x 2.00 Ft

Storage 7.42 Ft x 4.08 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landon Real Estate

<http://www.calebreich.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca