



THE
A-TEAM

**RE/MAX
FIRST**

4001B 49 Street #2207, Calgary T3A 2C9

MLS® #: **A2197494**

Area: **Varsity**

Listing Date: **02/27/25**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **882**
Low Sqft:
Ttl Sqft: **882**

DOM

0

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee:
\$878

Title: **Fee Simple**
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **7711582**

Remarks

Pub Rmks: **This 882 sq. ft. renovated gem offers modern comfort in a prime Varsity location. The kitchen boasts new quartz countertops, a stylish glass-tile backsplash, and stainless steel appliances, including a French-door refrigerator, stove, hood fan, and dishwasher. Freshly updated white cabinetry with a built-in pantry and a convenient in-suite washer and dryer complete this turn-key kitchen. Laminate flooring throughout makes cleaning a breeze, while updated lighting fixtures create a bright, welcoming atmosphere. The dining area seamlessly flows into the spacious living room, featuring a gas fireplace and access to the patio, perfect for relaxing. The stunning 4-piece bathroom showcases a fresh vanity, backsplash, and lighting, creating a spa-like retreat. Both bedrooms are generously sized, with the primary bedroom offering a walk-in closet. An in-suite storage room is ideal for seasonal items and sports equipment. Crisp white-on-white walls and trim give the home a fresh, modern feel. The building has a 25+ age restriction and is pet free. Heated underground parking and storage lockers are available for added convenience. Move-in ready and waiting for you - Call today!**

Inclusions: **Hood Fan,**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





