

\$174,900 - 2208, 4001b 49 Street NW, Calgary

MLS® #A2264472

\$174,900

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

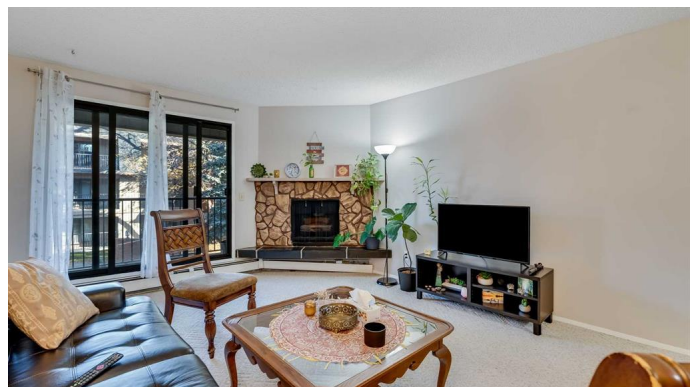
Efficient and bright 2-bedroom in Varsity Acresâ€”across from CF Market Mall for everyday shopping, and dining; and moments from University Districtâ€™s retail main street (groceries, and the Cineplex VIP), the University of Calgary, the Alberta Childrenâ€™s Hospital, and Foothills Medical Centreâ€”ideal for staff, students, and medical professionals. Transit is excellent with nearby Brentwood and University CTrain stations plus Route 65 service along 49 St NW connecting Market Mall and Downtown West. Outdoor enthusiasts find time spent outside is easy with quick access to Bowmont Park and the Bow River pathway network, for evening bike rides or morning runs. Inside, the practical layout offers a galley-style kitchen; a generous living room with a stone faced wood-burning corner fireplace, and a private courtyard-facing balcony. Two large bedrooms are complemented by a full bath, as well as in-suite laundry and a spacious storage room. Age-restricted complex (25+); no pets permittedâ€”an appealing option for first-time buyers or investors seeking a super-convenient NW location.

Built in 1976

Essential Information

MLS® # A2264472

Price \$174,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2208, 4001b 49 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C9

Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Stone
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Wood Frame

Additional Information

Date Listed	October 14th, 2025
Days on Market	37
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.