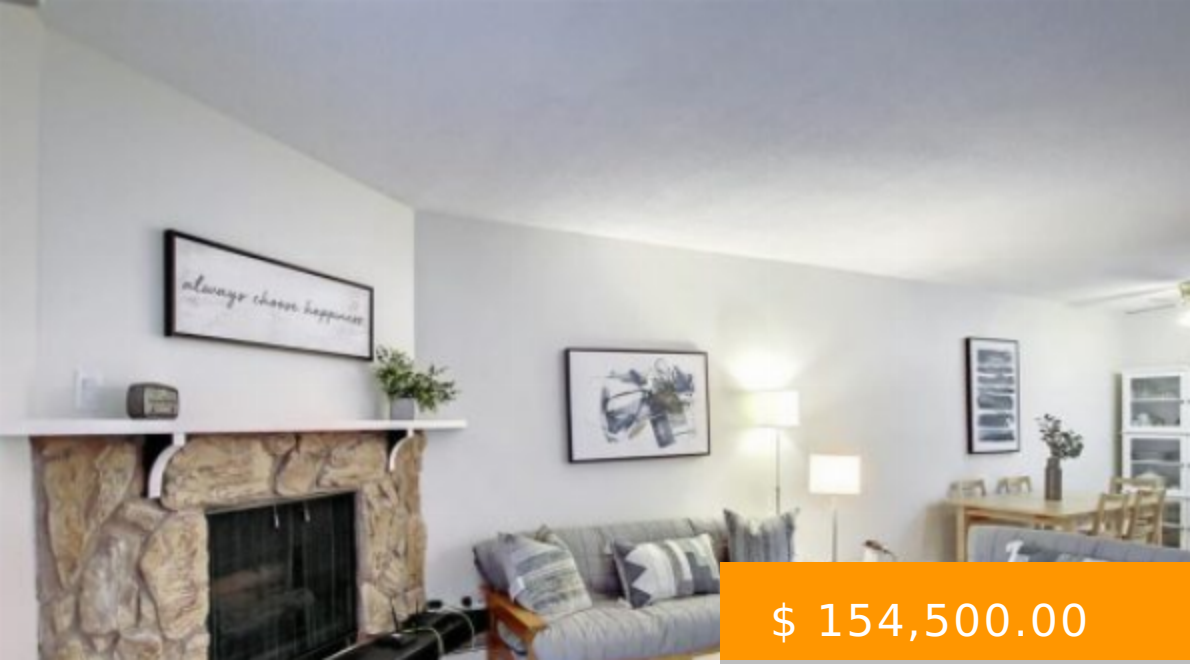


$ 154,500.00

# 3104 4001C 49 STREET NW CALGARY

https://paulbrinton.com

- 1 bed
- 1 bath
- Apartment
- Residential
- Active

MAIN FLOOR UNIT at VARSITY VILLAS! Updated 1 Bed, 1 Bath. Excellent opportunity for investors or first time homebuyers in this adult only building (25+). Lots of storage space when you enter the unit. Immediately to the left is a storage room and then a coat closet. Dining area is...

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1150051

**Type:** Apartment

**Bedrooms:** 1

**Status:** Active

**Year built:** 1976

**Parking:** Assigned, Heated Garage, Parkade

**Post Updated:** 2021-11-16 20:27:09

**Bathrooms:** 1

**Bedrooms Above Grade:** 1

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Laminate

**Fireplace Features:** Gas

**Exterior Features:** Courtyard

**Cooling:** None

**Roof Type:** Tar/Gravel

**Fireplace:** 1

**Association Amenities:** Other,Visitor Parking

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**District:** CAL Zone NW

**Interior Features:** Laminate Counters,No Animal Home,No Smoking Home,Storage

**Heating Type:** Baseboard,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** $ 245.42

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Photo Count:** 18

**Rooms Above Grade:** 4

**Unit Exposure:** E

**Unit Number:** 3104

**Construction Materials:** Brick,Wood Frame

**Suite:** No

**Appliances:** Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer

**Living Area SF:** 643.40

**Subdivision Name:** Varsity

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Adult Living,Pets Not Allowed