

HELLO,
Gorgeous!

3101-4001C 49 STREET NW

CALGARY, ALBERTA

Welcome to Varsity Villas, where comfort, convenience, and value come together in one of Calgary's most established northwest communities. This beautifully maintained 2-bedroom condo offers over 900 sq ft of thoughtfully designed living space, making it an excellent opportunity for first-time buyers, professionals, downsizers, or investors looking for a well-located property near the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital.

MAIN LIVING SPACES

The spacious living room is anchored by a cozy corner gas fireplace and offers plenty of room for relaxing or entertaining. Large sliding patio doors lead to a covered balcony, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. The adjoining dining area flows seamlessly into the kitchen, where you'll find ample cabinetry, generous counter space, and an efficient layout designed for everyday living.

BEDROOMS & STORAGE

Both bedrooms are generously sized, offering flexibility for guests, roommates, a home office, or additional workspace. The primary bedroom features a walk-in closet, while the second bedroom is conveniently positioned near the full bathroom.

Storage is a standout feature in this home, with multiple closets throughout, a dedicated in-suite storage room, and additional functional spaces rarely found in condo living.

RECENT UPDATES

Thoughtfully maintained and move-in ready, this home offers several valuable upgrades, including:

- Updated kitchen
- New in-suite washer and dryer
- New dishwasher
- Fresh, well-cared-for condition throughout

BUILDING & COMMUNITY FEATURES

Varsity Villas is a well-managed 25+ adult living building offering a quiet and welcoming atmosphere. Residents enjoy underground parking, elevator access, visitor parking, professional management, and beautifully maintained common areas. Condo fees include heat, water, gas, sewer, insurance, snow removal, reserve fund contributions, and common area maintenance.

LOCATION, LOCATION, LOCATION

Varsity remains one of Calgary's most sought-after northwest communities for good reason. From this convenient location you'll enjoy quick access to:

- University of Calgary
- Foothills Medical Centre
- Alberta Children's Hospital
- Market Mall
- Public transit and major commuter routes
- Parks, pathways, restaurants, and everyday amenities

Whether you're a healthcare professional, university employee, student, investor, or first-time buyer looking for long-term value, this location delivers exceptional convenience.

A FEW FEATURES WE LOVE ABOUT THIS HOME...

EXCEPTIONAL LOCATION FOR PROFESSIONALS

Minutes from the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital, making daily commutes simple and convenient.

STORAGE THAT'S HARD TO FIND

Multiple closets, a walk-in closet, and dedicated in-suite storage provide functionality rarely found at this price point.

MOVE-IN READY VALUE

Updated kitchen, newer appliances, in-suite laundry, and meticulous upkeep make this an easy choice for buyers seeking a low-maintenance lifestyle.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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— REAL ESTATE GROUP —

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