# 3106 4001C 49 Street NW

Calgary | Active | MLS® A2334913

**$184,500**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1976** | **863.61 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

Welcome to your new home…refreshed and renewed and walking distance to Market Mall, nature reserves and walking paths, transit routes and close to University District, the U of C, hospitals and so much more! This secure 25+ building offers an alternative to busy condo life for those wishing to take advantage of all the area has to offer. Features 2 bedrooms, a full bath, 1 assigned parking stall, brand new stacking washer and dryer, a large eat-in kitchen with all new stainless-steel appliances, fireplace, balcony, fresh white paint, new laminate flooring throughout, and TONS of closet and storage space. This freshly redone apartment is truly move-in ready. Condo fee includes water, sewer, gas and heat. Visit today to see the value inherent in this building and unit…why not choose freshly renovated and waiting for YOU!?

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2334913 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1976 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 863.61 sq. ft. |
| **Condo Fee:** | $878.09 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Professional Management, Sewer, Water |
| **Front Exposure:** | North |

| | |
|---|---|
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls, End Unit |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1976 (Age: 50) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7711582 |
| **Heating:** | Baseboard, Hot Water |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Mantle, Stone |
| **Garage:** | No |
| **Parking:** | Carport, Stall |

| | |
|---|---|
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Varsity Villas |
| **Community:** | Varsity |
| **Amenities:** | Elevator(s), None |
| **Appliances:** | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | See Remarks |
| **Pets Allowed:** | No |
| **Main Floor** | Living Room · 16'11" × 15'8" · |
| **Main Floor** | Kitchen With Eating Area · 13'4" × 8'8" · |
| **Main Floor** | Bedroom - Primary · 11'11" × 10'9" · |
| **Main Floor** | Walk-In Closet · 4'11" × 4'11" · |
| **Main Floor** | Bedroom · 10'4" × 7'11" · |
| **Main Floor** | Foyer · 9'8" × 3'3" · |
| **Main Floor** | Laundry · 2'1" × 2' · |
| **Main Floor** | Storage · 6'11" × 3'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Stone Counters, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |

| | |
|---|---|
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-C2 |
| **Listed Date:** | Aug 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3106-4001c-49-street-nw-calgary-a2334913/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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