

# \$189,900 - 2208, 4001b 49 Street NW, Calgary

MLS® #A2264472

**\$189,900**

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

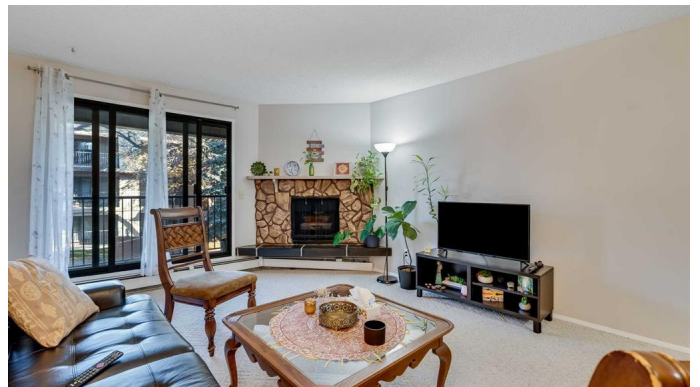
Efficient and bright 2-bedroom in Varsity Acres—across from CF Market Mall for everyday shopping, and dining; and moments from University District’s retail main street (groceries, and the Cineplex VIP), the University of Calgary, the Alberta Children’s Hospital, and Foothills Medical Centre—ideal for 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 permitted—an appealing option for first-time buyers or investors seeking a super-convenient NW location.

Built in 1976

## Essential Information

MLS® # A2264472

Price \$189,900



|                |                   |
|----------------|-------------------|
| 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, Stone, Wood Burning                                           |
| # of Stories      | 3                                                                                  |
| Basement          | None                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Courtyard, Balcony |
| Construction      | Brick, Wood Frame  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 17                 |
| Zoning         | M-C2               |

**Listing Details**

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

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