

\$359,900 - 113, 3950 46 Avenue Nw, Calgary

MLS® #A2232480

\$359,900

2 Bedroom, 2.00 Bathroom, 905 sqft

Single Family on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity Landing! This fantastic corner end unit offers privacy, comfort, and stunning views over the park and pathway—perfect for enjoying the sunset from your private balcony. Thoughtfully designed with 2 bedrooms, 2 full bathrooms, and a den, this home provides ample space for comfortable living. Step into a spacious entryway that opens into a bright open-concept living and dining area, filled with natural light from abundant windows. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is adjacent to another full bathroom—ideal for guests or roommates. The den offers flexible use as a home office, exercise space, or additional storage. Additional highlights include: In-suite laundry, 9 ft ceilings, Titled heated underground parking stall. Located just minutes from the University of Calgary, shopping, the C-Train, and with easy access to Crowchild Trail, this home is perfectly situated for convenience and lifestyle. Don't miss out on this unit! (id:6289)

Built in 2011

Essential Information

Listing # A2232480

Price \$359,900

Bedrooms 2



Bathrooms	2.00
Square Footage	905
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Condominium/Strata
Style	Loft

Community Information

Address	113, 3950 46 Avenue Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A0P9

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other
Parking Spaces	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Baseboard heaters, Hot Water
Cooling	None
# of Stories	3

Exterior

Exterior	Composite Siding, Stone
Construction	Wood frame

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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