

# \$285,000 - 206, 3950 46 Avenue Nw, Calgary

MLS® #A2236638

**\$285,000**

1 Bedroom, 1.00 Bathroom, 594 sqft

Single Family

Varsity, Calgary, Alberta

Welcome to Varsity Landing, a modern building located in the tranquil and sought-after community of Varsity Acres. This priced to sell unit boasts a range of features, including heated, titled underground parking with secure bike storage, all while overlooking the beautiful Varsity Acres park. Inside, you'll find a stylish interior adorned with trendy earth tones, dark cabinetry, and elegant granite countertops, complemented by a convenient sit-up breakfast bar and sleek black appliances. The unit also includes in-suite laundry and a versatile office or den area that could be used as a second bedroom! The bright and open living space seamlessly connects to a spacious southwest-facing balcony, perfect for enjoying serene views of the green area. Situated close to essential amenities such as the University of Calgary, Market Mall, C-train, Foothills Hospital, and Northland Mall, this location offers both convenience and comfort. Book a showing today! (id:6289)

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2236638  |
| Price          | \$285,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Square Footage | 594       |



|            |                    |
|------------|--------------------|
| Year Built | 2011               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 3950 46 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A0L9                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping |
| Features       | Closet Organizers, Parking                             |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener |
| Heating      | Hot Water                                                                                                        |
| Cooling      | None                                                                                                             |
| # of Stories | 4                                                                                                                |

### Exterior

|              |                             |
|--------------|-----------------------------|
| Exterior     | Stone, Stucco, Vinyl siding |
| Construction | Wood frame                  |

### Listing Details

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



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