

113, 3950 46 Avenue NW  
Calgary, Alberta

MLS # A2232480

**\$362,500**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	905 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2 d147
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Refrigerator, Stove, Washer/Dryer, Dishwasher

Welcome to Varsity Landing! This fantastic corner end unit offers privacy, comfort, and stunning views over the park and pathway&mdash;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&mdash;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!