

211, 3950 46 Avenue NW  
Calgary, Alberta

MLS # A2248462

\$349,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Varsity                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 816 sq.ft.                         | Age:   | 2011 (14 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                  |            |           |
|-------------|----------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Baseboard                                                                        | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile                                                             | Sewer:     | -         |
| Roof:       | -                                                                                | Condo Fee: | \$ 654    |
| Basement:   | -                                                                                | LLD:       | -         |
| Exterior:   | Wood Frame                                                                       | Zoning:    | M-C2 d147 |
| Foundation: | -                                                                                | Utilities: | -         |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |            |           |

Inclusions: na

**\*\*Welcome to Varsity Landing!\*\*** Step inside this stylish condo and immediately feel at home. The modern kitchen features dark cabinetry, sleek granite countertops, and stainless steel appliances, complete with a convenient island that doubles as extra prep space or casual seating. The open-concept layout flows seamlessly into the living room, where large windows fill the space with natural light and frame views of the greenery outside. From the living area, step out to your **\*\*private balcony\*\*** surrounded by mature trees. It's the perfect spot to enjoy your morning coffee or relax at the end of the day with fresh air and a bit of privacy. The home offers **\*\*2 bedrooms** and 2 full bathrooms, making it ideal for families, roommates, or anyone needing a dedicated office or flex space. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom is conveniently located beside the main bath. Additional highlights include **\*\*9-foot ceilings**, in-suite laundry with a full-sized washer and dryer, and a titled heated underground parking stall\*\* for year-round convenience. Situated in the sought-after community of **\*\*Varsity\*\***, this home offers unbeatable access to the University of Calgary, Market Mall, Foothills Hospital, the C-Train, and major routes like Crowchild Trail. Don't miss your chance to own this bright and inviting home in one of Calgary's most desirable locations!