

**113, 3950 46 Avenue NW  
Calgary, Alberta**

**MLS # A2232480**



**\$362,500**

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

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