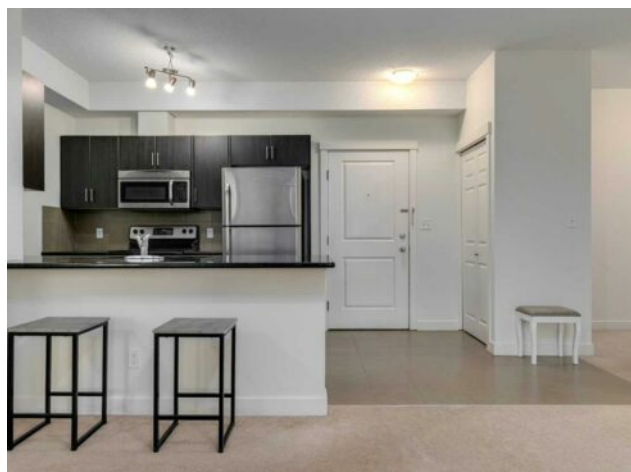


**305, 3950 46 Avenue NW  
Calgary, Alberta**

**MLS # A2254282**



**\$325,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d147
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Storage		

**Inclusions:** n/a

Nestled on a Quiet street in the Coveted community of Varsity, this beautiful property won't disappoint. Welcome to Varsity Landing! This unit offers over 800 sqft of Exceptional living space, 2 Spacious Bedrooms, 2 Bathrooms, a Den and so much more. Upon entering, you'll notice 9ft Ceilings throughout, a Vast living room, dining room and a Bright Open floor plan that's made for entertaining. The Kitchen showcases Stainless Steel Appliances, Granite countertops, Island and plenty of Cabinet space. An Expansive Primary Retreat that features a walk through closet as well as a 4 piece ensuite. A second bedroom that's perfect for family and friends when they come to visit. A 4 piece bathroom with laundry to complete this property. This condo also comes with one Titled Parking stall. Conveniently located, only steps away from parks, schools and walking pathways. Only minutes away from Market Mall, University of Calgary, C-Train, Foothills Hospital and Northland Mall. Easy access to Shaganappi and Crowchild Trail. Come see this incredible property for yourself!