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

MLS® #A2236638

## \$285,000

1 Bedroom, 1.00 Bathroom, 594 sqft Residential on 0.00 Acres

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!

Built in 2011

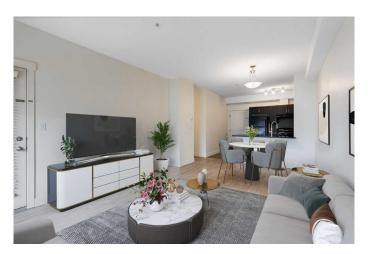
#### **Essential Information**

MLS® # A2236638 Price \$285,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 594
Acres 0.00
Year Built 2011

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 206, 3950 46 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 0L9

#### **Amenities**

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Closet Organizers, Open Floorplan, Breakfast Bar

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Hot Water

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame, Stucco

## **Additional Information**

Date Listed August 26th, 2025

Days on Market 65

Zoning M-C2 d147

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.