

# \$295,000 - 206, 3950 46 Avenue Nw, Calgary

MLS® #A2236638

**\$295,000**

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      | \$295,000 |
| 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      | Snow Removal, Trash, Visitor Parking, Parking |
| Parking Spaces | 1                                             |
| Parking        | Underground                                   |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Closet Organizers                                                           |
| 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 | 24                |
| Zoning         | M-C2 d147         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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