

# \$325,000 - 305, 3950 46 Avenue Nw, Calgary

MLS® #A2254282

**\$325,000**

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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!

Built in 2011

## Essential Information

MLS® # A2254282

Price \$325,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 817               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305, 3950 46 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 0L9                |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Stall, Underground   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Storage                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 18                  |
| Zoning         | M-C2 d147           |

**Listing Details**

Listing Office                      CIR Realty

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