

\$305,000 - 206, 3950 46 Avenue Nw, Calgary

MLS® #A2236638

\$305,000

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

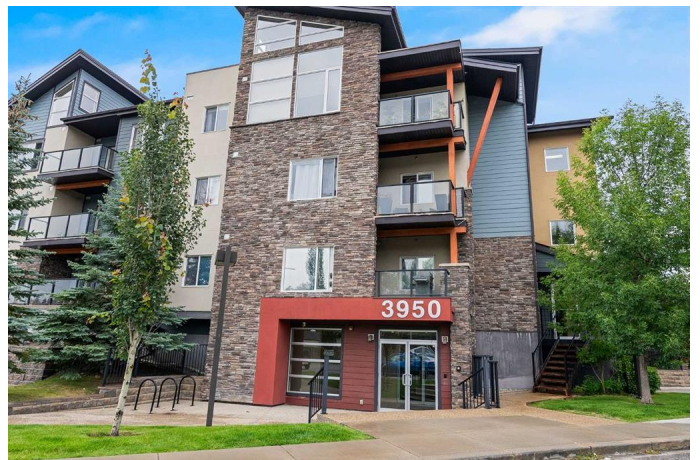
Varsity, Calgary, Alberta

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	\$305,000
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	Breakfast Bar, Closet Organizers, Open Floorplan
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, Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 26th, 2025
Days on Market	10
Zoning	M-C2 d147

Listing Details

Listing Office	CIR Realty
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