\$315,000 - 305, 3950 46 Avenue Nw, Calgary

MLS® #A2254282

\$315,000

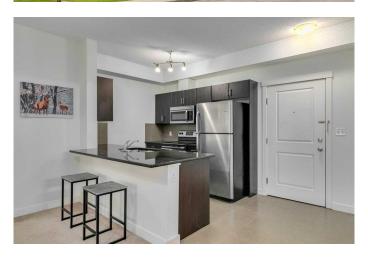
2 Bedroom, 2.00 Bathroom, 817 sqft Residential on 0.00 Acres

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 \$315,000

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 55

Zoning M-C2 d147

Listing Details

Listing Office CIR Realty

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