

# \$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	14
Zoning	M-C2 d147

### **Listing Details**

Listing Office	CIR Realty
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