

# \$362,500 - 113, 3950 46 Avenue Nw, Calgary

MLS® #A2232480

**\$362,500**

2 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity Landing! This fantastic corner end unit offers privacy, comfort, and stunning views over the park and pathway—perfect for enjoying the sunset from your private balcony. Thoughtfully designed with 2 bedrooms, 2 full bathrooms, and a den, this home provides ample space for comfortable living. Step into a spacious entryway that opens into a bright open-concept living and dining area, filled with natural light from abundant windows. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is adjacent to another full bathroom—ideal for guests or roommates. The den offers flexible use as a home office, exercise space, or additional storage. Additional highlights include: In-suite laundry, 9 ft ceilings, Titled heated underground parking stall. Located just minutes from the University of Calgary, shopping, the C-Train, and with easy access to Crowchild Trail, this home is perfectly situated for convenience and lifestyle. Don't miss out on this unit!

Built in 2011

## Essential Information

MLS® #                   A2232480

Price                     \$362,500

Bedrooms              2



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 905         |
| Acres          | 0.00        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 113, 3950 46 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 0P9                |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Other   |
| Parking Spaces | 1       |
| Parking        | Parkade |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Hot Water                             |
| Cooling           | None                                             |
| # of Stories      | 3                                                |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 104             |
| Zoning         | M-C2 d147       |

### Listing Details

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