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206, 3950 46 Avenue NW Calgary, Alberta

MLS # A2236638



\$285,000

Division: Varsity Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 594 sq.ft. Age: 2011 (14 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

Heating: Water: Hot Water Floors: Sewer: Tile, Vinyl Roof: Condo Fee: \$ 480 **Basement:** LLD: Exterior: Stone, Stucco, Vinyl Siding, Wood Frame Zoning: M-C2 d147 Foundation: **Utilities:**

Features: Breakfast Bar, Closet Organizers, Open Floorplan

Inclusions: None

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!