



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

211, 3950 46 Avenue NW
Calgary, Alberta

MLS # A2320869



\$315,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d147
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	na
-------------	----

Bright, student-friendly condo steps from the University of Calgary — perfect for students, faculty, or investors. This elevated main-floor 2-bedroom + den, 2-bath unit offers approximately 805 sq. ft. of efficient, move-in-ready living with a sunny southwest exposure. Highlights: - Well-laid-out open plan with a breakfast bar, granite counters, rich dark cabinetry, and stainless steel appliances - Separate office/den — ideal for study sessions, a home office, or extra storage - Primary bedroom with private 4-piece ensuite; second bedroom conveniently separated for roommate privacy - Covered balcony with mature-tree views — private outdoor space for relaxing - Elevated main-floor location provides easy access and a sense of privacy - No smoking/no pets; vacant and ready for immediate possession Location advantages: - Minutes to the University of Calgary — walk, bike, or quick transit for students and staff - Close to major medical centres (Foothills Medical Centre, Alberta Children's Hospital), Market Mall, parks, pathways, and transit routes - Excellent for student rentals, first-time buyers, downsizers, or investors seeking a low-maintenance property in a well-established NW Calgary neighbourhood Book a viewing today — bright, convenient, and tailored for university living.