



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

210, 3950 46 Avenue NW
Calgary, Alberta

MLS # A2333233

\$315,000



Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C2 d147
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: N/A

Exceptional opportunity to own a modern condo in the desirable Varsity Landing complex, perfectly located just minutes from the University of Calgary and Foothills Hospital! This fantastic unit features a thoughtful split-bedroom layout offering 2 spacious bedrooms, 2 full bathrooms, a versatile den/office space, and convenient in-suite laundry. This is a south facing unit with views onto a park/green space. Fresh neutral decor and smooth-finished ceilings throughout create a bright, contemporary, and inviting atmosphere. The kitchen is styled with rich espresso cabinetry, stainless steel appliances, and premium granite countertops featuring an eat-in breakfast bar that opens into the dining area. From there, the sunlit living room leads to a private balcony with serene views overlooking the nearby soccer field. The left wing of the home hosts the partially enclosed den, a full bathroom with an integrated laundry closet, and a generous second bedroom, while the right wing is dedicated to the primary suite complete with a walk-through closet and private 4-piece ensuite. Secured indoor parking completes this turn-key home.