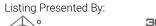


## 3950 46 Avenue Calgary Alberta

\$289.900

Immaculate 1-Bedroom Condo with Titled Underground Heated Parking. Discover one of the cleanest and most inviting one-bedroom condos on the market! This move-in-ready corner unit offers a thoughtfully designed layout with a spacious bedroom and ample natural light, thanks to its desirable south and east exposure windows. The well-appointed kitchen is equipped with granite countertops and generous cupboard space, making it ideal for meal preparation. Additional conveniences include an in-unit full size washer and dryer and a titled underground heated parking spot—a luxury during Calgary's winters. High quality Hunter Douglas blinds included. Situated in a prime location with easy access to public transit, shopping centers, and the University of Calgary, this home is perfect for students, young professionals, or anyone seeking a modern, low-maintenance lifestyle. This property truly shines in cleanliness, condition, and location. Don't miss your chance—schedule a viewing today! (id:6769)

**Kitchen** 9.42 Ft x 11.33 Ft **Dining room** 6.58 Ft x 11.33 Ft **Living room** 14.33 Ft x 12.58 Ft **Den** 8.08 Ft x 6.33 Ft Primary Bedroom 9.17 Ft  $\times$  10.58 Ft 4pc Bathroom 7.67 Ft  $\times$  4.92 Ft Laundry room 3.00 Ft  $\times$  3.17 Ft







## Mirror

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