



## 3950 46 Avenue Calgary Alberta

\$359,900

One of the Largest units in the Complex, 1083 sqft with 9 foot ceilings. End unit with easy access to the elevator. Designer Ceramic Tiles at front entry that extends into the Laundry/Storage Room with Stacking Washer & Dryer. 2 Bedrooms Plus a large Den. Wall to Wall Carpet thought out the very open Living Room/ Dining Room. Black Pearl Granite Counter Tops in Kitchen with Stainless Steel appliances and a over the Stove Exhaust Microwave vented to the outside. Master and second Bedrooms on opposite sides of unit. Master bedroom has a 4 piece ensuite plus two reach in Closets. Second Bedroom has a large walk in Closet. Titled Parking in underground Parkade. Bike Storage in Parkade. Very close to the LRT, University, Shopping ,etc. (id:6769)

Living room 18.17 Ft x 14.33 Ft

Kitchen 9.33 Ft x 9.00 Ft

Dining room 10.67 Ft x 9.00 Ft

Primary Bedroom 11.50 Ft x 10.75 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 11.25 Ft x 10.58 Ft

Foyer 13.00 Ft x 5.33 Ft

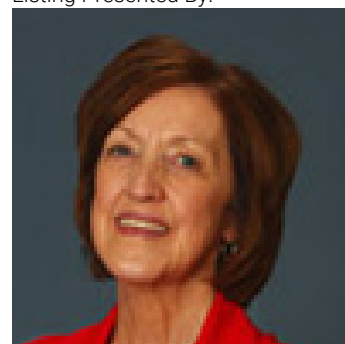
Den 11.08 Ft x 8.00 Ft

Laundry room 9.00 Ft x 6.58 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Other 10.83 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



CIR

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