



## 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 x 10.58 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Laundry room 3.00 Ft x 3.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca