



3950 46 Avenue Calgary Alberta

\$270,000

Welcome to Varsity Landing, a modern building located in the tranquil and sought-after community of Varsity Acres. This priced to sell unit boasts a range of features, including heated, titled underground parking with secure bike storage, all while overlooking the beautiful Varsity Acres park. Inside, you'll find a stylish interior adorned with trendy earth tones, dark cabinetry, and elegant granite countertops, complemented by a convenient sit-up breakfast bar and sleek black appliances. The unit also includes in-suite laundry and a versatile office or den area that could be used as a second bedroom! The bright and open living space seamlessly connects to a spacious southwest-facing balcony, perfect for enjoying serene views of the green area. Situated close to essential amenities such as the University of Calgary, Market Mall, C-train, Foothills Hospital, and Northland Mall, this location offers both convenience and comfort. Book a showing today! (id:6769)

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 10.67 Ft x 11.33 Ft

Den 6.25 Ft x 8.33 Ft

Dining room 10.92 Ft x 5.67 Ft

Kitchen 10.92 Ft x 8.33 Ft

Living room 12.17 Ft x 14.17 Ft

Listing Presented By:



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