



3950 46 Avenue Calgary Alberta

\$359,900

Welcome to Varsity Landing! This fantastic corner end unit offers privacy, comfort, and stunning views over the park and pathway--perfect for enjoying the sunset from your private balcony. Thoughtfully designed with 2 bedrooms, 2 full bathrooms, and a den, this home provides ample space for comfortable living. Step into a spacious entryway that opens into a bright open-concept living and dining area, filled with natural light from abundant windows. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is adjacent to another full bathroom--ideal for guests or roommates. The den offers flexible use as a home office, exercise space, or additional storage. Additional highlights include: In-suite laundry, 9 ft ceilings, Titled heated underground parking stall. Located just minutes from the University of Calgary, shopping, the C-Train, and with easy access to Crowchild Trail, this home is perfectly situated for convenience and lifestyle. Don't miss out on this unit! (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

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Bedroom 13.08 Ft x 10.67 Ft

Kitchen 9.08 Ft x 7.75 Ft

Living room 17.75 Ft x 13.25 Ft

Primary Bedroom 11.58 Ft x 10.75 Ft

Storage 6.75 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:
RE/MAX REAL ESTATE -
LETHBRIDGE

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