

110, 3950 46 Avenue NW
Calgary, Alberta

MLS # A2314445



\$315,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2 d147
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to elevated main floor living in the heart of Varsity. This bright and well maintained 2 bedroom, 2 full bathroom condo with a dedicated office/den offers 805.27 sq. ft. of smartly designed living space in one of northwest Calgary's most established and desirable communities. With southwest exposure, a functional open-concept layout, and an elevated main floor position that offers both convenience and privacy, this home delivers comfort, practicality, and value for first-time buyers, downsizers, professionals, students, and investors alike. The kitchen features granite countertops, rich dark cabinetry, stainless steel appliances, and a raised breakfast bar. The dining area and living room connect naturally, creating a comfortable space for relaxing or hosting. The private covered balcony extends the living space outdoors with room to sit, unwind, and enjoy the mature surroundings with a strong sense of privacy. The smart floor plan separates the bedrooms for added privacy. The primary bedroom includes its own 4-piece ensuite, while the second bedroom is well suited for a roommate, guest room, child's room, or additional work space. A separate office/den adds valuable flexibility for working from home, studying, or storage. This no smoking, no animal home is vacant with immediate possession available. Varsity is widely regarded as one of northwest Calgary's most desirable communities, known for its mature setting, strong amenities, convenient transit access, and close proximity to major education, medical, shopping, and recreation hubs. You are close to Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, parks, playgrounds, pathways, shopping, and everyday services. Whether you are buying your first home, purchasing for a student, adding to your rental portfolio, or looking for

low-maintenance living in a proven Calgary neighbourhood, this Varsity condo is a smart opportunity at an approachable price point.