

# \$325,000 - 305, 3950 46 Avenue Nw, Calgary

MLS® #A2254282

## \$325,000

2 Bedroom, 2.00 Bathroom, 817 sqft  
Residential on 0.00 Acres

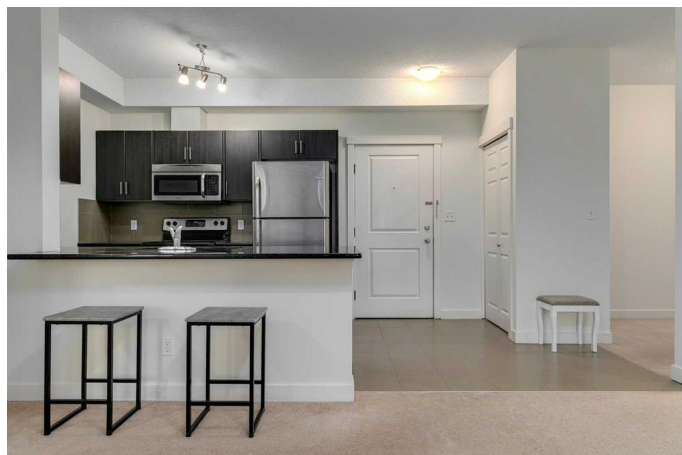
Varsity, Calgary, Alberta

Nestled on a Quiet street in the Coveted community of Varsity, this beautiful property won't disappoint. Welcome to Varsity Landing! This unit offers over 800 sqft of Exceptional living space, 2 Spacious Bedrooms, 2 Bathrooms, a Den and so much more. Upon entering, you'll notice 9ft Ceilings throughout, a Vast living room, dining room and a Bright Open floor plan that's made for entertaining. The Kitchen showcases Stainless Steel Appliances, Granite countertops, Island and plenty of Cabinet space. An Expansive Primary Retreat that features a walk through closet as well as a 4 piece ensuite. A second bedroom that's perfect for family and friends when they come to visit. A 4 piece bathroom with laundry to complete this property. This condo also comes with one Titled Parking stall. Conveniently located, only steps away from parks, schools and walking pathways. Only minutes away from Market Mall, University of Calgary, C-Train, Foothills Hospital and Northland Mall. Easy access to Shaganappi and Crowchild Trail. Come see this incredible property for yourself!

Built in 2011

## Essential Information

MLS® #	A2254282
Price	\$325,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	305, 3950 46 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0L9

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Stucco, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	8
Zoning	M-C2 d147

## Listing Details

Listing Office      CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.