$349,900 - 211, 3950 46 Avenue Nw, Calgary

MLS® #A2248462

$349,900
2 Bedroom, 2.00 Bathroom, 816 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Varsity Landing!
Step inside this stylish condo and immediately feel at home. The modern kitchen features dark cabinetry, sleek granite countertops, and stainless steel appliances, complete with a convenient island that doubles as extra prep space or casual seating. The open-concept layout flows seamlessly into the living room, where large windows fill the space with natural light and frame views of the greenery outside.

From the living area, step out to your **private balcony** surrounded by mature trees. Itâ€™s the perfect spot to enjoy your morning coffee or relax at the end of the day with fresh air and a bit of privacy.

The home offers **2 bedrooms and 2 full bathrooms, making it ideal for families, roommates, or anyone needing a dedicated office or flex space. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom is conveniently located beside the main bath.

Additional highlights include **9-foot ceilings, in-suite laundry with a full-sized washer and dryer, and a titled heated underground parking stall** for year-round convenience.

Situated in the sought-after community of **Varsity**, this home offers unbeatable access to the University of Calgary, Market Mall, Foothills Hospital, the C-Train, and major

routes like Crowchild Trail.

Donâ€™t miss your chance to own this bright and inviting home in one of Calgaryâ€™s most desirable locations!

Built in 2011

Essential Information

MLS® #	A2248462
Price	$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	211, 3950 46 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3N7

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

	Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	September 3rd, 2025
Days on Market	9
Zoning	M-C2 d147

Listing Details

Listing Office	MaxWell Capital Realty

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