

# \$289,800 - 204, 3950 46 Avenue Nw, Calgary

MLS® #A2157034

**\$289,800**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

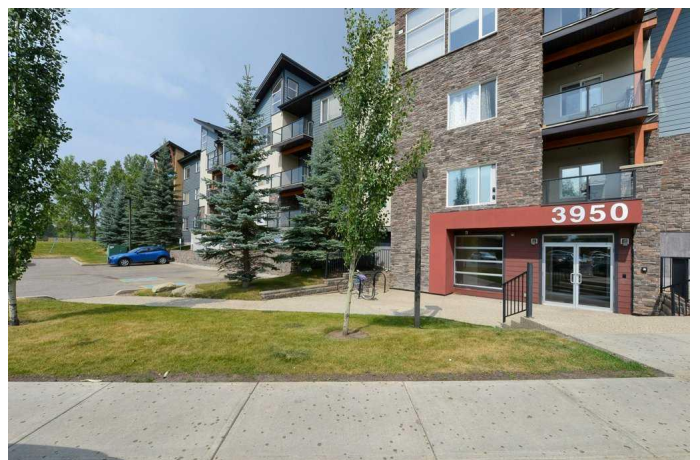
Varsity, Calgary, Alberta

Discover this exceptional condo with 1 bedroom and a den, boasting one of the best front exposures in the building. As you enter, you're welcomed by a bright, open floor plan. The kitchen features stainless-steel appliances, elegant granite countertops, and ample cabinetry. The living and dining area seamlessly flow from the kitchen and are bathed in natural light from the sunny southwest exposure. Enjoy outdoor relaxation on the expansive 85-square-foot balcony that overlooks the park. The master bedroom offers ample space and a generous closet, while the unit also includes convenient in-suite laundry and a separate den. Additional perks include a titled parking stall with direct storage access and separate bike storage. Located in a meticulously managed building adjacent to Varsity Acres Park, this condo is ideally situated near the University of Calgary, Foothills and Children's Hospitals, Brentwood LRT, Market Mall, and a variety of shops and amenities. Don't miss the opportunity to call this remarkable property home!

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2157034  |
| Price      | \$289,800 |
| Sold Price | \$295,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 591         |
| Acres          | 0.00        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204, 3950 46 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 0L9                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Bicycle Storage, Elevator(s) |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                           |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                  |
| Cooling           | None                                                                                    |
| # of Stories      | 3                                                                                       |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony                                     |
| Lot Description   | Landscaped                                  |
| Roof              | Asphalt Shingle                             |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2024 |
| Date Sold      | August 29th, 2024 |
| Days on Market | 15                |
| Zoning         | M-C2 d147         |
| HOA Fees       | 0.00              |

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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