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201, 3950 46 Avenue NW
Calgary, Alberta

MLS # A2181576



\$289,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	602 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Immaculate 1-Bedroom Condo with Titled Underground Heated Parking. Discover one of the cleanest and most inviting one-bedroom condos on the market! This move-in-ready corner unit offers a thoughtfully designed layout with a spacious bedroom and ample natural light, thanks to its desirable south and east exposure windows. The well-appointed kitchen is equipped with granite countertops and generous cupboard space, making it ideal for meal preparation. Additional conveniences include an in-unit full size washer and dryer and a titled underground heated parking spot—a luxury during Calgary's winters. High quality Hunter Douglas blinds included. Situated in a prime location with easy access to public transit, shopping centers, and the University of Calgary, this home is perfect for students, young professionals, or anyone seeking a modern, low-maintenance lifestyle. This property truly shines in cleanliness, condition, and location. Don't miss your chance—schedule a viewing today!