

3950 46 Avenue #201, Calgary T3A 0L9

MLS®#: **A2181576** Area: **Varsity** Listing Date: **11/29/24** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**

Finished Floor Area
 Abv Sqft: **602**
 Low Sqft:
 Ttl Sqft: **602**

DOM

22
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Stucco,Wood Frame**
 Heating: **Baseboard,Hot Water** Flooring: **Carpet,Tile**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`5" x 11`4"	Dining Room	Main	6`7" x 11`4"
Living Room	Main	14`4" x 12`7"	Den	Main	8`1" x 6`4"
Bedroom - Primary	Main	9`2" x 10`7"	4pc Bathroom	Main	7`8" x 4`11"
Laundry	Main	3`0" x 3`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$480

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1112665

Remarks

Pub Rmks: **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!**

Inclusions: n/a
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





