



202, 3950 46 Avenue NW
Calgary, Alberta

MLS # A2136319



\$369,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,084 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 857
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	M-C2 d147
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, Vinyl Windows		

Inclusions: N/A

One of the Largest units in the Complex, 1083 sqft with 9 foot ceilings. End unit with easy access to the elevator. Designer Ceramic Tiles at front entry that extends into the Laundry/Storage Room with Stacking Washer & Dryer. 2 Bedrooms Plus a large Den. Wall to Wall Carpet thought out the very open Living Room/ Dining Room. Black Pearl Granite Counter Tops in Kitchen with Stainless Steel appliances and a over the Stove Exhaust Microwave vented to the outside. Master and second Bedrooms on opposite sides of unit. Master bedroom has a 4 piece ensuite plus two reach in Closets. Second Bedroom has a large walk in Closet. Titled Parking in underground Parkade. Bike Storage in Parkade. Very close to the LRT, University, Shopping ,etc.