



GRASSROOTS
REALTY GROUP

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162, 3437 42 Street NW
Calgary, Alberta

MLS # A2235152



\$550,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 2,047 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Private | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 611 |
| Basement: | None | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Wood Frame | Zoning: | (SR) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Walk-In Closet(s) | | |

Inclusions: N/A

**** LOCATION & LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Children's Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. ******