



GRASSROOTS
REALTY GROUP

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201, 3727 42 Street NW
Calgary, Alberta

MLS # A2246384



\$260,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: AC in bedroom

Experience the quality and care of a full, top-to-bottom renovation in this stunning 1-bed, 1-bath condo in the highly sought-after Varsity District. Featuring elegant tile flooring throughout, a modern kitchen with premium cabinetry, and a spacious living room with a custom accent wall and electric fireplace, this home is truly move-in ready. Enjoy a private second-floor balcony overlooking a peaceful garden terrace—ideal for your morning coffee or evening wind-down. The bedroom includes a California Closet, with a second California Closet system in the entryway for additional stylish and functional storage. A portable A/C unit is also included for year-round comfort. Located just steps from Market Mall and minutes to the University of Calgary. Assigned outdoor parking stall included. A perfect blend of location, style, and quality renovation!