

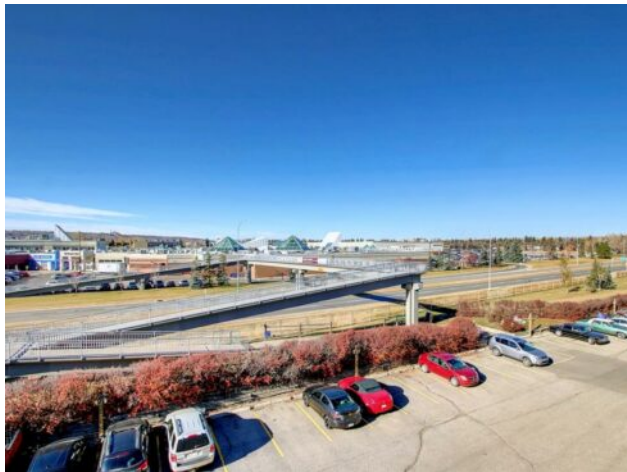


GRASSROOTS
REALTY GROUP

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404, 3727 42 Street NW
Calgary, Alberta

MLS # A2257306



\$194,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to this Top floor Spacious 1 bedroom apartment featuring bright and open floor plan. It offers beautiful flows from the dinette, kitchen, living room with electric fireplace, towards the private balcony overlooking the most popular Entertainment centre in the NW :the newly updated Market Mall. The bedroom is very spacious and offers double closet, and can comfortable fit a king size bed, a desk & a dresser. There is a very roomy storage in the unit as well. The assigned parking stall is located conveniently close to the building's West Entrance. Steps to Market Mall !, Easy access to U of C, Foothills Hospital, Children's Hospital, Downtown and the River & the Rockies. A Perfect choice for Investor and First time Home Buyer.