



GRASSROOTS
REALTY GROUP

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201, 3727 42 Street NW
Calgary, Alberta

MLS # A2269682



\$240,000

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:	None		

Welcome to this fully updated 1-bedroom, 1-bath condo in the highly sought-after Varsity community. Located in a well-maintained complex, this home features modern tile flooring throughout and thoughtful touches at every turn. The foyer offers built-in storage for convenience, while the kitchen impresses with stainless steel appliances, a microwave hood fan, and under-cabinet lighting. The living room showcases a stylish feature wall with a cozy fireplace, and the spacious bedroom includes a California closet organizer for optimal functionality. The bright 4-piece bathroom, plus in-unit storage, add to the home's practicality. Step outside to a quiet patio overlooking the peaceful courtyard, perfect for morning coffee or evening relaxation. A shared laundry room within the complex provides added ease. With a fantastic location near Market Mall and quick access to Shaganappi Trail and Crowchild Trail, this condo delivers comfort, convenience, and exceptional value.