



GRASSROOTS
REALTY GROUP

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206, 3737 42 Street NW
Calgary, Alberta

MLS # A2271402



\$327,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,127 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Varsity - #206, 3737 42 Street NW: Welcome to this spacious 2nd-floor unit in Landmark Estates, located in the highly desirable community of Varsity. Freshly painted and offering 1,127 sq ft, this home features 2 bedrooms, 2 full bathrooms, an assigned parking stall, and two private balconies. One of the largest floor plans in the building, the layout includes a functional kitchen, a dedicated dining area, and a bright, generous living room with a gas fireplace and access to one of the balconies. The primary bedroom offers great space with a closet, a 3-piece ensuite, and access to the second balcony. You will also find a second bedroom with a massive walk-in closet and a 4-piece main bathroom. Landmark Estates is a well-maintained complex with updated exteriors, windows, landscaping, and common areas - plus clean, recently refreshed interiors, including the main-floor laundry room. Ideally located with plenty of visitor parking and just a short walk to Market Mall, and minutes to the University District, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Vacant and ready for quick possession. Shows well - call today for more information!