



**GRASSROOTS**  
REALTY GROUP

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101, 3747 42 Street NW  
Calgary, Alberta

MLS # A2275220



**\$240,000**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	637 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Welcome to Landmark Estate II, a rare and well-located one-bedroom condo offering a truly unique feature—a private, fenced balcony with direct street access. This well-maintained unit is move-in ready and offers 636.96 sq. ft. of comfortable living space, highlighted by an inviting electric fireplace in the living room. Ideal as a first home or a long-term investment, the property benefits from its exceptional convenience and strong rental appeal. Located in the desirable Varsity community, it falls within the Sir Winston Churchill High School catchment and is just steps from the French Immersion Charter School, Marion Carson School. Enjoy close proximity to CF Market Mall, the University of Calgary, public transit, and the C-Train. Book your private showing today.