



**406, 3717 42 Street NW
Calgary, Alberta**

MLS # A2284836



\$199,900

Division: Varsity

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 604 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 1 **Baths:** 1

Garage: Off Street, Stall

Lot Size: -

Lot Feat: -

Heating: Baseboard, Natural Gas

Water: -

Floors: Other, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 379

Basement: -

LLD: -

Exterior: Concrete, Other, Wood Frame

Zoning: M-C1 d75

Foundation: -

Utilities: -

Features: Built-in Features, Closet Organizers, No Smoking Home, Storage, Vinyl Windows

Inclusions: N/A

Rarely does a top-floor unit become available at this price point! This well-maintained 1-bedroom condo offers an excellent opportunity for first-time buyers or investors looking to enter the market. The unit faces west, providing beautiful views of partial mountain scenery, along with plenty of natural light. Over the past few years, the home has seen thoughtful updates, including a refreshed bathroom with a new vanity, lighting, and toilet. Dark brown laminate flooring runs throughout the entire unit, offering a modern look that is both stylish and easy to maintain. The cozy living room features an electric fireplace—perfect for staying warm during winter evenings; while the spacious kitchen offers ample storage and functionality. Shared laundry is conveniently located on the basement level. Ideally situated, this condo is just a 5 minute walk to CF Market Mall and approximately a 15 minute walk to the University of Calgary. Don't miss this fantastic opportunity! Book your showing today!