



GRASSROOTS
REALTY GROUP

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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!