



**101, 3747 42 Street NW**  
**Calgary, Alberta**

**MLS # A2289056**



**\$240,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	637 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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