



206, 3737 42 Street NW
Calgary, Alberta

MLS # A2292626



\$288,822

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,127 sq.ft. | Age: | 1978 (48 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: Incredible Value! Offering 1,127 sq ft. Welcome to this spacious 2nd-floor unit in Landmark Estates, located in the highly desirable community of Varsity. This freshly painted 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!