



206, 3717 42 Street NW
Calgary, Alberta

MLS # A2297788



\$204,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 605 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 379 |
| Basement: | - | LLD: | - |
| Exterior: | None | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: none

Located in the highly sought-after community of Varsity, this unit offers an unbeatable location—directly across from the Market Mall pedestrian bridge for effortless access. This west-facing home is filled with natural light and features a spacious, open-concept layout. Inside, you’ll find a bright and inviting living room complete with a cozy fireplace—perfect for Calgary’s colder months. The kitchen and dining area provide ample space for everyday living and entertaining, while the generously sized bedroom offers comfort and functionality. A full bathroom adds to the unit’s overall convenience. Step outside to your private balcony, ideal for enjoying the afternoon sun. Additional features include assigned parking conveniently located close to the unit, common area laundry, a dishwasher, and condo fees that cover heat, water, maintenance, and more—ensuring worry-free living. This property offers broad appeal—ideal for first-time buyers, downsizers seeking a low-maintenance lifestyle, professionals wanting proximity to major employment hubs, or investors looking for a well-located rental opportunity. The established Varsity community adds to the appeal with its mature setting, walkability, and strong sense of community. Enjoy an exceptional northwest Calgary location with everything at your doorstep—just steps to Market Mall via the pedestrian bridge, and within walking distance to the University of Calgary, Foothills Medical Centre, and Alberta Children’s Hospital. You’re also moments from the vibrant University District, offering shops, restaurants, and everyday amenities. Outdoor enthusiasts will appreciate the nearby Bow River pathways, parks, and green spaces, while commuters benefit from easy access to public transit, Crowchild Trail, and Shaganappi Trail for seamless travel throughout the city.

Don't miss this incredible opportunity—book your showing today!