



**306, 3737 42 Street NW**  
**Calgary, Alberta**

**MLS # A2302357**



**\$309,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 703
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Don't miss this spacious renovated 2 bedroom, 2 bathroom condo in the heart of Varsity! Step inside to a tastefully updated kitchen featuring quartz countertops and stainless steel appliances, with updated lighting throughout the kitchen, bathrooms, and bedroom closets. At 1,127 square feet, the layout is generous and functional &mdash; a large dining area, and a sun-filled living room with expansive west-facing windows and completely unobstructed views to the west. Cozy up to the electric fireplace on those cold Calgary evenings, or step out onto one of two private balconies and soak in the sunshine. One of the great features of this unit is its position in the building &mdash; it shares just one wall with one neighboring unit. The primary bedroom is king-size ready and features its own balcony &mdash; a rare and lovely touch. The ensuite has been thoughtfully upgraded with a custom walk-in shower and heated flooring, making it a genuinely comfortable retreat year-round. The second bedroom and bathroom are equally well-appointed and ready for guests, family, or a home office setup. And the building itself deserves a mention: over the last decade this complex has seen significant investment in the exterior and common areas, including new roofing, balconies and railings, siding, windows, doors, landscaping, and refreshed interior hallways. This is a well-maintained complex that has been well cared for. This property is perfectly situated near Market Mall, and close to the University of Calgary, Alberta Children's Hospital, the river, parks, schools, public transportation, and so much more. Varsity is one of Calgary's most established and sought-after NW communities. Whether you're looking for a comfortable home or a strong rental property, this one is worth a serious look.