\$329,900 - 105, 3737 42 Street Nw, Calgary

MLS® #A2216081

\$329,900

2 Bedroom, 2.00 Bathroom, 972 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this charming and recently updated ground floor condo in the heart of Varsity, Calgary. Located steps away from Market mall, the Calgary Children's hospital, Foothills Hospital, and trendy University district, this large 2 bed 2 bath home is a dream come true for many.

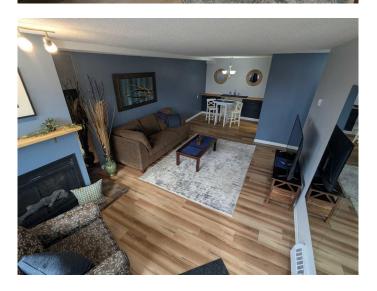
The condo features a spacious and flexible living space with an electric fireplace, perfect for cozying up on chilly evenings. The recently renovated kitchen and bathroom have been updated to provide modern amenities, while the primary ensuite bath offers a private retreat for relaxation. Two generous bedrooms offer ample space for rest and rejuvenation. One of the standout features of this condo is its massive outdoor patio, which can be set up as your own private retreat. Imagine sipping coffee or enjoying a glass of wine in this expansive space.

For nature lovers, the condo's proximity to wonderful river valley pathways and trails is a bonus. Just a few blocks away, you can put on your shoes, grab your bike, and start exploring the beautiful outdoors. If concerns about condo fees are holding you back, rest assured that this unit's fees are only \$617/month - an unbeatable value considering the size and amenities you receive.

If you're ready to make this charming gem your home, it's essential to act quickly. With its







prime location, modern updates, and affordable fees, this condo is a rare find in Calgary's market, and units in this complex don't come up often. Call your favorite agent today and book a private viewing to experience this property for yourself. Don't miss out on the opportunity to own a piece of paradise in Varsity - make it yours before it's too late!

Built in 1982

Essential Information

MLS® # A2216081 Price \$329,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 972

Acres 0.00 Year Built 1982

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 105, 3737 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A2M8

Amenities

Amenities Coin Laundry, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Built-in Features, Vinyl Windows, Wood Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Baseboard, Natural Gas, Hot Water

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

of Stories 4

Basement None

Exterior

Exterior Features Private Entrance, Private Yard

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 3

Zoning M-C1

Listing Details

Listing Office TREC The Real Estate Company

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