



GRASSROOTS
REALTY GROUP

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307, 3717 42 Street NW
Calgary, Alberta

MLS # A2327253



\$235,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained 1-bedroom, 1-bathroom condo in the highly sought-after community of Varsity. Perfectly located just steps from the pedestrian bridge to Market Mall, this home is within walking distance to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, the University District, public transit, and the LRT—making it an excellent choice for students, healthcare professionals, first-time buyers, or investors. This bright, west-facing third-floor unit features a spacious open-concept layout filled with natural light and partial mountain views. The inviting living room offers a cozy electric fireplace and access to a private balcony, perfect for enjoying the afternoon sun. The functional kitchen features granite counters & dark maple cabinets, which provide ample cabinet space. The generous sized bedroom and full bathroom offer comfortable everyday living. Rich laminate flooring runs throughout for a clean, modern look, and the home is move-in ready. Assigned parking and common laundry add to the convenience, while the affordable condo fees include heat, water, and other utilities, making ownership simple and budget-friendly. Whether you're looking for your first home, a low-maintenance lifestyle, or a fantastic rental property in an unbeatable location, this Varsity condo is an opportunity you won't want to miss.