



GRASSROOTS
REALTY GROUP

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203, 3727 42 Street NW
Calgary, Alberta

MLS # A2332825



\$275,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,112 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: N/A

Bright CORNER UNIT with Two Balconies and Walking Access to Market Mall in Varsity! Welcome to this spacious 2 Bedroom, 2 Bathroom apartment condo offering 1,112 sq.ft. of living space in one of Northwest Calgary's most established communities. Featuring a rare three-sided exposure, South and East-facing Living Room, and a West-facing Primary Bedroom, this well-kept home offers excellent natural light from morning through evening. A major highlight is the outstanding walkability to Market Mall, easily accessed by the nearby pedestrian bridge for shopping, dining, groceries, and everyday amenities. Step inside to a spacious open-concept layout with Vinyl Plank flooring throughout. The oversized Living Room is a standout feature, offering impressive space for full-size furniture and anchored by an electric Fireplace that adds warmth and character. Large South- and East-facing windows brighten the main living area, while the adjoining Dining Room provides a comfortable setting for everyday meals or hosting. The Kitchen features Quartz countertops, white cabinetry, and a practical layout with good prep and storage space. A covered dual-exposure Balcony off the Living Room extends the main living space outdoors and offers a comfortable spot for morning coffee, fresh air, or relaxing. The Primary Bedroom enjoys its own private West-facing Balcony overlooking Market Mall, adding another outdoor retreat and reinforcing the convenience of this exceptional location. Both Bedrooms are generously sized and can comfortably accommodate king-sized beds, a rare advantage in condo living. The massive Primary Bedroom features mirrored closet doors along with a private 3-piece Ensuite complete with a Generously sized tiled standing shower. The second Bedroom also offers excellent space and flexibility for guests, a Home Office, or

additional living space. A 4-piece Bathroom with tile detail completes the functional layout. Additional highlights include an Assigned Outdoor Parking Stall (#95). The well-maintained complex has seen significant updates, including a newer roof, updated Balconies, modern windows, and Hardie board siding, offering added peace of mind. Located in the heart of Varsity, this home is just steps from Market Mall via the nearby pedestrian bridge and close to restaurants, groceries, transit, parks, and everyday amenities. Enjoy convenient access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Bow River pathways, Crowchild Trail, and 16 Avenue NW. A fantastic opportunity to own a spacious Corner Unit with two Balconies in one of Calgary's most desirable Northwest communities. Book your private showing today!