

303, 3737 42 Street NW
Calgary, Alberta

MLS # A2348326



\$299,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,139 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Incredible Value in a bright corner unit! This spacious 1,139 sq. ft. corner unit offers an abundance of natural light, a generous floor plan and two private balconies. Recent updates include brand-new flooring, new carpet and fresh paint, complemented by newer vinyl windows and balcony doors. The spacious living room features a striking stone fireplace feature wall and sliding patio doors that open onto an L-shaped wraparound balcony overlooking the beautifully landscaped courtyard. The kitchen offers newer stainless steel Whirlpool appliances and ample space for everyday living and entertaining. The exceptionally large primary bedroom provides plenty of room for a king-size bedroom suite and features a 3-piece ensuite with a tiled shower, plus its own private west-facing balcony—an ideal spot to enjoy the evening sunsets. With its generous size, multiple outdoor spaces and convenient location, this home is an excellent opportunity for first-time buyers, investors, roommates or anyone looking for an affordable alternative to a single-family home. Its walking proximity to the University of Calgary, LRT, Market Mall and Alberta Children's Hospital also makes it particularly appealing to students, professionals and those working in the surrounding area.