

406, 3727 42 Street NW
Calgary, Alberta

MLS # A2173091



\$249,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,142 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

LOCATION, LAYOUT, & LIGHT! This condo has it all! Situated on the top floor, this 2-corner end unit offers well over 1,100 square feet of living space and a west-facing balcony with stunning views of the mountains and Winsport (COP). This unit also has views to the north and to the east. The spacious primary suite comfortably fits a king-sized bed, plus a ton of bedroom furniture and the ensuite features an oversized walk-in shower. There's also a well-sized second bedroom and a 4-piece main bathroom. The bright and inviting family room boasts plenty of space and natural light, with patio doors leading to the deck and a cozy electric fireplace. Recent upgrades to the building include refreshed, bright common areas and an updated exterior that adds modern curb appeal. Beautiful landscaping further enhances the welcoming ambiance. Location is unbeatable! Market Mall is right at your doorstep, and you're just minutes from the University of Calgary, Foothills Hospital, Alberta Children's Hospital, and the Bow River Pathway. Add this to your must-see list and schedule a showing today!