

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

MLS® #A2216081

**\$329,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

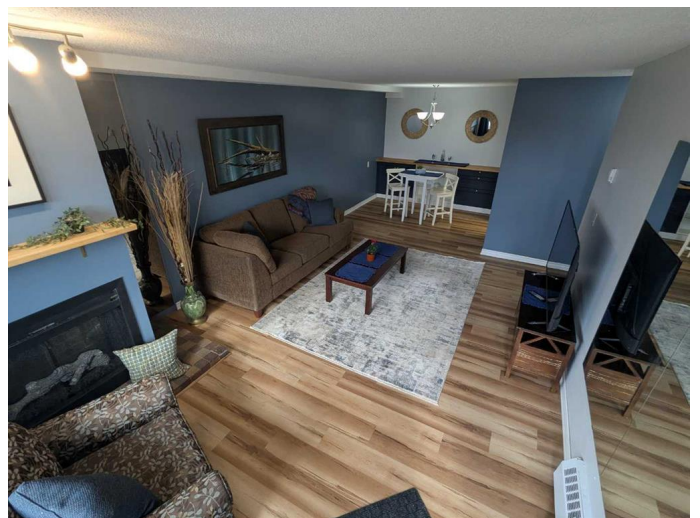
Varsity, Calgary, Alberta

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	Stall, Assigned

### Interior

Interior Features	Built-in Features, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
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	23
Zoning	M-C1

## Listing Details

Listing Office	TREC The Real Estate Company
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