

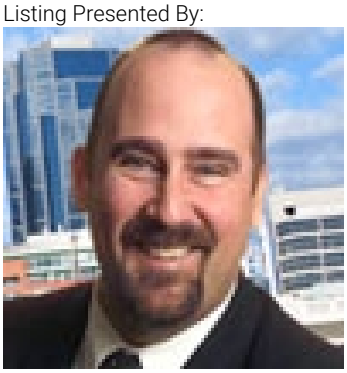
3717 42 Street Calgary Alberta

$215,000

Discover comfortable, convenient living in this 1-bed, 1-bath condo in the highly desirable Varsity community. Perfectly situated just steps from the pedestrian bridge to Market Mall, this home offers exceptional access to shopping, dining, education, healthcare, and public transit.Located on the third floor, this bright west-facing unit features an inviting open-concept layout filled with natural light and partial mountain views. The spacious living room features a cozy electric fireplace, creating a warm, welcoming space for relaxing or entertaining. Step out onto your private balcony and enjoy the afternoon sunshine.The functional kitchen features granite countertops, rich dark maple cabinetry, and ample storage. A generously sized bedroom, full bathroom, and rich laminate flooring throughout complete the comfortable, practical layout.Offered fully move-in ready, this property is an excellent opportunity for first-time buyers, university students, healthcare professionals, or anyone seeking a low-maintenance home in a highly convenient location. Assigned parking and shared laundry add to the everyday convenience, while affordable condo fees include heat, water, and other utilities, helping keep monthly ownership costs manageable.Enjoy being within walking distance of Market Mall and convenient access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, University District, public transit, and the LRT.Whether you're purchasing your first home, downsizing, or looking for a property with long-term investment potential, this Varsity condo offers an appealing combination of location, comfort, and value.Make it yours and enjoy everything this sought-after location has to offer! (id:6769)

Living room 16.67 Ft x 12.50 Ft
Kitchen 9.92 Ft x 6.92 Ft
Dining room 11.50 Ft x 9.33 Ft
Primary Bedroom 13.17 Ft x 11.25 Ft
Foyer 4.25 Ft x 3.75 Ft
4pc Bathroom 9.50 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

https://jdrealestatecalgary.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.