



3737 42 Street Calgary Alberta

\$317,000

Varsity - #206, 3737 42 Street NW: Welcome to this spacious 2nd-floor unit in Landmark Estates, located in the highly desirable community of Varsity. Freshly painted and offering 1,127 sq ft, this home features 2 bedrooms, 2 full bathrooms, an assigned parking stall, and two private balconies. One of the largest floor plans in the building, the layout includes a functional kitchen, a dedicated dining area, and a bright, generous living room with a gas fireplace and access to one of the balconies. The primary bedroom offers great space with a closet, a 3-piece ensuite, and access to the second balcony. You will also find a second bedroom with a massive walk-in closet and a 4-piece main bathroom. Landmark Estates is a well-maintained complex with updated exteriors, windows, landscaping, and common areas - plus clean, recently refreshed interiors, including the main-floor laundry room. Ideally located with plenty of visitor parking and just a short walk to Market Mall, and minutes to the University District, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Vacant and ready for quick possession. Shows well - call today for more information! (id:6769)

Kitchen 8.67 Ft x 8.00 Ft

Dining room 9.08 Ft x 8.75 Ft

Living room 21.25 Ft x 16.17 Ft

Primary Bedroom 17.08 Ft x 13.92 Ft

Bedroom 10.08 Ft x 9.75 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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