

\$244,900 - 207, 3717 42 Street Nw, Calgary

MLS® #A2137903

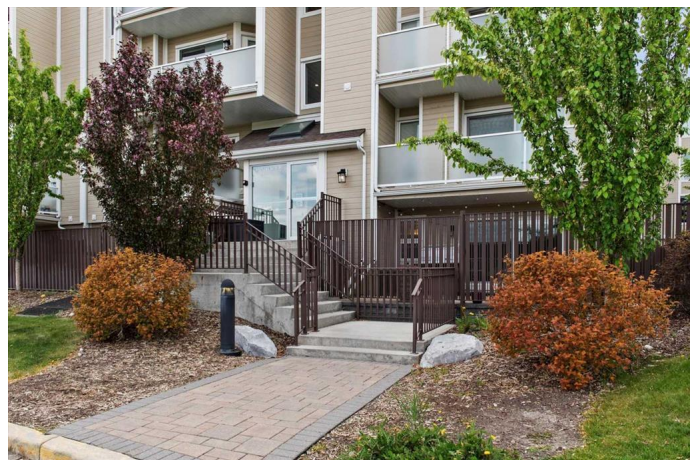
\$244,900

1 Bedroom, 1.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Are you looking for a completely renovated condo that has undergone an extensive exterior update near the University? This home is the PERFECT spot for a University of Calgary student or professor. Whether you are looking for yourself, your child, or are an investor looking for a prime rental location “this is it. Fully renovated in 2015 but presents like it was yesterday” the owner has taken immaculate care (even while rented), and it shows. Hardwood floors span the entire main living area and offer a warm contrast to the white shaker cabinets. The kitchen has granite counter tops, built in pantry and coffee bar, recessed lighting and an eat up island, while still having room for a table and with bountiful storage. The bright living room with West exposure is elevated by a fireplace with tile surround, and access to the large balcony. The well-appointed bedroom easily fits a king-sized bed and has great storage. The four-piece bathroom is tucked into the corner of the main living area and has tiled walls with additional built in space for all your cosmetic needs. With updated windows, siding and balcony railings “not only is Landmark Estates visually pleasing, it is positioned well for long term success. You are steps to Market Mall and University District, on top of minutes from the U of C Campus. Homes that show as well as this are not lasting in this market, so please call your trusted agent to bring you for a showing before She Gon™.



Built in 1979

Essential Information

MLS® #	A2137903
Price	\$244,900
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	630
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	207, 3717 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2W2

Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

of Stories 4

Exterior

Exterior Features Uncovered Courtyard
Roof Tar/Gravel
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2024
Date Sold June 21st, 2024
Days on Market 8
Zoning M-C1 d75
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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