

**162, 3437 42 Street NW
Calgary, Alberta**

MLS # A2235152



\$550,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	(SR)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Walk-In Closet(s)		

Inclusions: N/A

**** LOCATION & LOCATION **** in Varsity Village. **** WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **** ALSO**, very close to the Foothills Hospital, the Children's Hospital and the new world class Cancer Centre. **** EASY** access to all NW major traffic arteries in all directions. **** LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **** OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. ******