

**406, 3747 42 Street NW  
Calgary, Alberta****MLS # A2274824****\$230,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	3.51 Acres		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Furniture negotiable.

Located in the sought after community of Varsity, welcome to the Landmark Estates! Here we have a large top floor unit facing west, offering you unobstructed views of the Rockies and Canada Olympic Park. This gem has lots of big windows and an open concept layout revealing this spectacular location. Upgrades include: modern light fixtures and newer paint throughout, hardwood floors in the foyer, hallway and the living room, a kitchen with granite countertops and very generous amounts of counter space, undermount sink, stainless steel appliances and beautiful backsplash. This lovely unit has a thoughtful layout complimented by a fireplace with access to the massive balcony and yes all of the above is west facing! The main bathroom has a modern vanity with lots of storage space and is conveniently located adjacent to the spacious primary bedroom which includes a large closet and is also west facing. This is an excellent location that is within walking distance of the University of Calgary, Alberta Children's Hospital, Market Mall, a movie theatre and many popular restaurants and coffee shops. Moreover, this property is but a few minutes drive to the Foothills Hospital, the Bow River and with easy access to major routes like Shaganappi and Crowchild. This is the perfect location. At this price and with so much to offer, it will not last so call today!