

# \$288,800 - 103, 3737 42 Street Nw, Calgary

MLS® #A2224092

**\$288,800**

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome home to Varsity! This exceptional, 2-bedroom, 2-bathroom condo offers over 1,000 sq ft of meticulously maintained living space, all in the heart of one of Calgary's most desirable communities. Priced to sell, this unit boasts an open-concept layout that flows seamlessly onto a sprawling, one-of-a-kind, private wrap-around balcony – perfect for enjoying your morning coffee or evening sunsets. Pride of ownership shines throughout, with recent updates including flooring, fresh paint, modern closet organizers, upgraded appliances, and two beautifully remodeled bathrooms. For added peace of mind, the building's exterior envelope has recently undergone a complete renovation, including all new windows. This condo is located in an incredibly well-managed building and offers unbeatable convenience, just minutes from Market Mall, the University of Calgary, and the Children's Hospital. Whether you're a first-time buyer, looking to downsize, or seeking a smart investment, this is an outstanding opportunity. Don't wait! Call today to schedule your private tour, or explore the 3D virtual open house for an immersive look.

Built in 1982

## Essential Information

MLS® # A2224092

Price \$288,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	103, 3737 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3a 2w2

### **Amenities**

Amenities	Visitor Parking, Coin Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Tile Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Private Yard
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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