



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3747 42 Street #403, Calgary T3A 2W4**

MLS® #: **A2177538**

Area: **Varsity**

Listing Date: **11/08/24**

List Price: **\$230,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area

Abv Sqft: **625**  
Low Sqft:  
Ttl Sqft: **625**

DOM

**13**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned, Plug-In, Stall**

Utilities and Features

Roof:  
Heating: **Baseboard, Hot Water**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding, Wood Frame**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave, Refrigerator, Stove(s)**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 5`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 12`9"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 7`1"</b>

Legal/Tax/Financial

Condo Fee: **\$400**

Title: **Fee Simple**

Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **8010167**

Remarks

Pub Rmks: **You absolutely can not beat this prime location with super close proximity to Market Mall and University District, as well as the U of C. This bright top floor 1 bedroom/1 bathroom condo has a very open feeling as soon as you walk in. The functional floorplan includes a large bedroom, bright kitchen with lots of cupboard and workspace, a well sized dining area, and a living room that boasts a fireplace. The abundance of large windows means that you will always enjoy natural light, which continues through the garden door to your large, covered balcony - perfect for enjoying the beautiful morning sunrise without the wind. The bathroom is modern and offers ample storage. This building is quiet, and condo fees are reasonable. This unit comes with an assigned parking stall, and the building is very well run. Recent upgrades to the building include updated exterior and refreshed, bright common areas. Add to that the very well cared for grounds and you have a complete winner in this condo. Enjoy all this condo has to offer in its fabulous location - close to all amenities including restaurants, shops, Children's Hospital, U of C, the Bow River Pathway, plus great access to transit, major arteries like Shaganappi & Crowchild Trails, and 16th Avenue. Don't miss the opportunity to book your showing today!**

Inclusions: **n/a**  
Property Listed By: **Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







