

404, 3727 42 Street NW  
Calgary, Alberta

MLS # A2209030



# \$209,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this Top floor Spacious 1 bedroom apartment featuring bright and open floor plan. It offers beautiful flows from the dinette, kitchen, living room with electric fireplace, towards the private balcony overlooking the most popular Entertainment centre in the NW :the newly updated Market Mall. The bedroom is very spacious and offers double closet, and can easily fit a king size bed & some furniture. There is a very roomy storage in the unit as well. The assigned parking stall is located conveniently close to the building's West Entrance. Steps to Market Mall !, Easy access to U of C, Foothills Hospital, Children's Hospital, Downtown and the River & the Rockies. A Perfect choice for Investor and First time Home Buyer.