

# \$349,900 - 108, 3717 42 Street Nw, Calgary

MLS® #A2231075

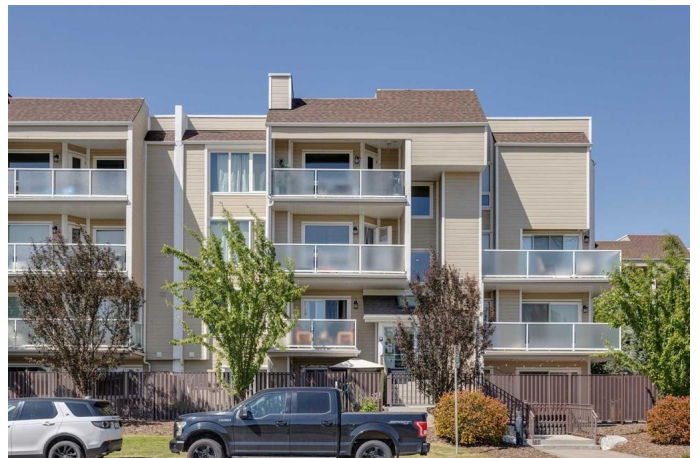
**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

A rare opportunity to own a fully updated, two bedroom two bathroom ground floor unit in a premier location, complete with a PRIVATE 1,000+ sq.ft. fenced in patio! Your own, quiet oasis, with prime accessibility to all the amenities. Fully and professionally updated to live in by certified craftsmen, all approved by the condo board. A unit this spacious that has been updated to the studs™ including new framing, and even lifting the ceiling, is a dream come true! Stylish and functional updated custom kitchen complete with soft-close cabinets (Blum hardware), intuitive storage solutions, a full suite of stainless steel Samsung appliances, stainless steel apron sink, pull-out trash solution, and ample storage. Be the host with the most with space for a dining table looking out to the patio. Cozy living room with easy and efficient electric fireplace insert. Flat ceilings, pot lights, built-in closet systems in bedrooms and hallway, luxury vinyl plank flooring, ceramic tile, the list of upgrades goes on and on. The primary bedroom is bright and spacious with a 3-piece ensuite bath (the size of the shower you have to see to believe!) and patio access. The second bedroom could be a guest room, home office, reading room, or whatever you dream! And the second full bathroom means lots of room for guests to have their own space. This unit has all the brightness but stays cool due to its orientation and coverage. Turf on your own private patio makes for your own dog run. Incredible space to grow vegetables, entertain,



and enjoy the seasons! Landmark Estates II is a well-managed building. Recent notable updates include full building envelope (2016), all new windows (2016), brand new boilers (2023), exterior Hardie board (2016), complete property landscaping (2017) with the retaining wall and parking lot to be updated next summer. With Market Mall, University of Calgary, Foothills & Calgary Childrenâ€™s Hospitals, the Olympic Oval, and the University District just a hop skip and jump away, life in Varsity just feels different!

Built in 1978

**Essential Information**

MLS® #	A2231075
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	108, 3717 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2W3

**Amenities**

Amenities	Coin Laundry, Park, Parking
Parking Spaces	1

Parking	Assigned, On Street, Stall
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## Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Courtyard, Dog Run, Private Yard
Roof	Tar/Gravel
Construction	Wood Frame, Masonite
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	M-C1 d75

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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