303 3737 42 Street NW

Calgary | Active | MLS® A2348326

$298,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1978**	**1,139 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Incredible Value in a bright corner unit! This spacious 1,139 sq. ft. corner unit offers an abundance of natural light, a generous floor plan and two private balconies. Recent updates include brand-new flooring, new carpet and fresh paint, complemented by newer vinyl windows and balcony doors.
The spacious living room features a striking stone fireplace feature wall and sliding patio doors that open onto an L-shaped wraparound balcony overlooking the beautifully landscaped courtyard. The kitchen offers newer stainless steel Whirlpool appliances and ample space for everyday living and entertaining.
The exceptionally large primary bedroom provides plenty of room for a king-size bedroom suite and features a 3-piece ensuite with a tiled shower, plus its own private west-facing balcony-an ideal spot to enjoy the evening sunsets.
With its generous size, multiple outdoor spaces and convenient location, this home is an excellent opportunity for first-time buyers, investors, roommates or anyone looking for an affordable alternative to a single-family home. Its walking proximity to the University of Calgary, LRT, Market Mall and Alberta Children's Hospital also makes it particularly appealing to students, professionals and those working in the surrounding area.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348326
Bedrooms	2
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,139 sq. ft.
Main Level Finished Area:	1,139 sq. ft.

Condo Fee:	$708.76
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8010167
Heating:	Baseboard, Boiler, Natural Gas
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Estates II
Community:	Varsity
Amenities:	Coin Laundry, Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 6'7" × 5' ·
Main Floor	Kitchen · 8'8" × 8'3" ·
Main Floor	Dining Room · 12'9" × 9'7" ·
Main Floor	Living Room · 21'5" × 16'5" ·
Main Floor	Bedroom - Primary · 19'1" × 16'2" ·
Main Floor	Bedroom · 16'2" × 10'3" ·
Main Floor	Hall · 7' × 2'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Courtyard
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-3737-42-street-nw-calgary-a2348326/

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