$228,900 - 401, 3727 42 Street Nw, Calgary

MLS® #A2213660

$228,900
1 Bedroom, 1.00 Bathroom, 686 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Whether you're a first-time homebuyer searching for your perfect start or an investor looking for a high-demand rental, this charming top-floor condo offers unbeatable value with just the right touch of TLC to make it your own. Bright. Spacious. Inviting. Wake up to sunlight pouring through large vinyl windows, filling your home with warmth and energy. Step out onto your private balcony, coffee in hand, and watch the city come alive. This isnâ€™t just a condoâ€”itâ€™s your personal retreat in the heart of it all. Features Youâ€™ll Love: Airy, Open Layout â€“ Natural light and an easy flow make every day feel brighter. Cozy Electric Fireplace â€“ Perfect for curling up on chilly Calgary evenings. Spacious Bedroom â€“ Includes a mirrored closet with generous storage. Private Balcony â€“ Your own outdoor escape for morning coffee or evening wine. Assigned Parking Stall â€“ Includes an electrical plug, with ample guest & street parking. Bright On-Site Laundry â€“ Clean and convenient shared laundry facilities. Recent Updates Include: Brand new roof, Modern vinyl windows, Updated balconies, Fresh exterior finish. Condo fees cover heat, water, and maintenance â€“ worry-free living! Location, directly across from Market Mall â€“ Dining, shopping, and entertainment steps away Walking distance to the University of Calgary â€“ Ideal for students, faculty, and staff. Minutes from Foothills & Childrenâ€™s Hospitals â€“ A top pick for medical professionals. Close to Bow

River Pathways â€“ Nature and recreation at your doorstep. Easy access to Transit & Major Roads â€“ Including Crowchild, Shaganappi, and 16th Ave.
Donâ€™t Miss Out!
Affordable. Well-located. Full of potential. This gem wonâ€™t last long.
Call today to book your private viewing and take the first step toward making it yours

Built in 1978

Essential Information

MLS® #	A2213660
Price	$228,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	686
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 3727 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2W3

Amenities

Amenities	Coin Laundry, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	M-C1

Listing Details

Listing Office	CIR Realty

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