

# \$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

Step into smart homeownership or expand your investment portfolio with this bright, spacious top-floor condo – a rare opportunity in one of Calgary’s most convenient and sought-after locations. Perfectly situated just steps from Market Mall and minutes to the University of Calgary, Foothills Hospital, and Alberta Children’s Hospital, this unit blends comfort, convenience, and value.

Inside, an open-concept layout welcomes you with abundant natural light streaming through large vinyl windows. Enjoy cozy evenings by the electric fireplace, or unwind on your private balcony, ideal for coffee at sunrise or relaxing after a long day.

The generously sized bedroom features a full mirrored closet, and you’ll appreciate the access to a clean, bright shared laundry room just steps away. The unit includes assigned parking with a plug-in, plus plenty of guest and street parking nearby.

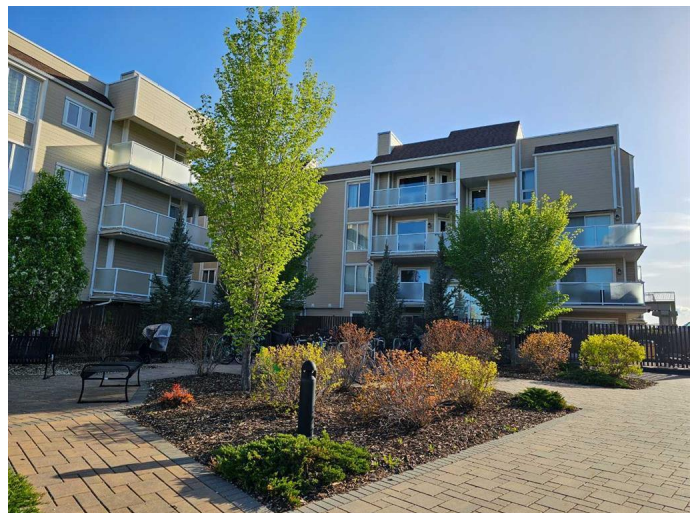
This well-maintained building has seen significant upgrades: a brand-new roof, modern windows, updated balconies, and a freshly revitalized exterior. Affordable condo fees include heat, water, and exterior maintenance, offering exceptional value and low overhead.

Unbeatable Location:

Across from Market Mall’s shops, dining & services

Walking distance to U of C

Easy access to Crowchild Trail, Shaganappi Trail, 16th Ave & public transit



Minutes to the Bow River, parks, and scenic pathways

Whether you're a first-time buyer looking to stop renting or an investor seeking a low-maintenance property in a high-demand area, this top-floor gem is full of potential and ready to impress.

Donâ€™t miss your chanceâ€”book your private showing today and make 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	Visitor Parking, Coin Laundry, Parking
Parking Spaces	1
Parking	Stall, Assigned, Plug-In

**Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas, Hot Water
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	55
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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