

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

MLS® #A2213660

## \$228,900

1 Bedroom, 1.00 Bathroom, 686 sqft

Residential on 0.00 Acres

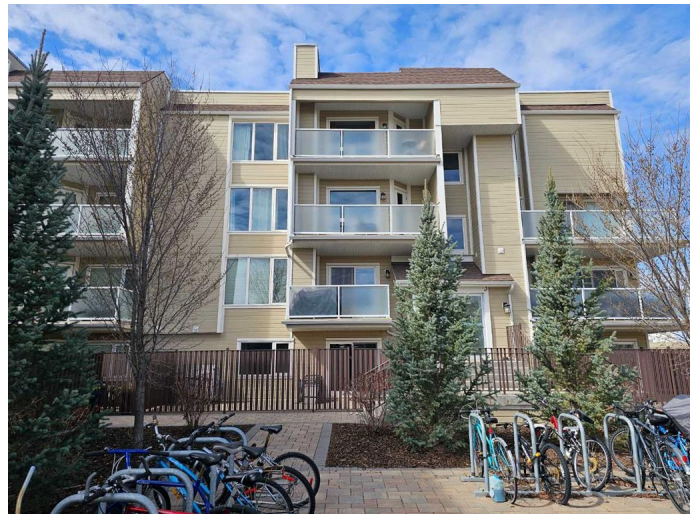
Varsity, Calgary, Alberta

Why Rent When You Can Own? This bright and spacious top-floor condo is an incredible opportunity for first-time buyers or savvy investors looking for great value in a prime location. Just steps from Market Mall and minutes from the University of Calgary, Foothills Hospital, and Children's Hospital, this unit offers convenience, comfort, and long-term potential.

The open-concept layout is filled with natural light from large vinyl windows. A cozy electric fireplace adds warmth to the living area, and the private balcony is perfect for morning coffee or evening relaxation. The generously sized bedroom features a mirrored closet, and the unit includes access to a clean, bright shared laundry room. Assigned parking with an electrical plug-in is included, with additional guest and street parking available.

Recent building updates include a brand-new roof, modern windows, upgraded balconies, and a refreshed exterior. Condo fees cover heat, water, and maintenance—making this an affordable, low-maintenance option for owners and tenants alike.

Location is everything, and this one delivers. You're directly across from shopping, dining, and entertainment at Market Mall, and within walking distance to the University of Calgary. Quick access to Crowchild Trail, Shaganappi, 16th Ave, and public transit makes commuting a breeze. Enjoy nearby Bow River pathways, parks, and green space—ideal for outdoor enthusiasts.



Whether you're looking for a smart alternative to renting or a reliable investment property in a high-demand area, this top-floor gem offers unbeatable value. Full of potentialâ€”donâ€™t miss your chance to make it yours. Book your private showing today!

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

**Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
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Appliances	Dishwasher, Electric Stove, F
Heating	Baseboard, Hot Water, Natur
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	33
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
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