

\$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.

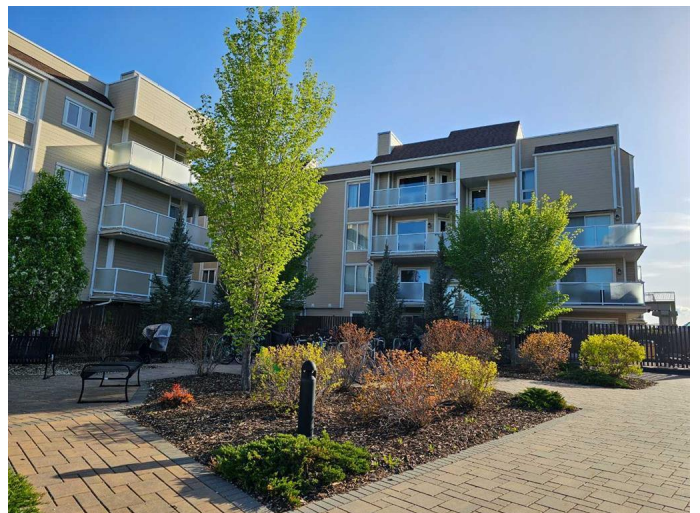
This well-maintained building has seen significant upgrades: a brand-new roof, modern windows, updated balconies, and a freshly revitalized exterior. Affordable condo fees include heat, water, and exterior maintenance, offering exceptional value and low overhead.

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 | 56 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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