

# \$234,900 - 401, 3727 42 Street Nw, Calgary

MLS® #A2184651

**\$234,900**

1 Bedroom, 1.00 Bathroom, 686 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Why Rent When You Can Own? Your Dream Condo Awaits!

Imagine this: You wake up to the warm glow of the morning sun streaming through expansive windows, filling your home with light. You step onto your private balcony, coffee in hand, and take a deep breath of fresh air as you watch the city come to life. This is not just any condo—this is your new home.

Whether you're a first-time homebuyer looking for the perfect place to start your journey or an investor seeking a prime property in a high-demand location, this top-floor unit has everything you need for a comfortable and convenient lifestyle.

Bright & Airy Layout —natural light create a welcoming and relaxing atmosphere. Cozy Fireplace — Picture yourself curled up by the electric fireplace on a chilly Calgary night, feeling right at home. Spacious Bedroom with a mirrored closet offering plenty of storage. Private Balcony — A perfect outdoor retreat to unwind, enjoy a meal, or take in the views. Dedicated Parking & Guest Spaces — Includes your own assigned stall with an electrical plug, plus visitor and street parking. On-Site Laundry — A clean and bright common laundry room for added convenience. Recent updates, including: A new roof, vinyl windows, updated balconies, and fresh exterior finish. Condo fees that cover heat, water, and maintenance for truly worry-free living.



Unbeatable Location â€“ Everything at Your Fingertips! Across from Market Mall â€“ Shop, dine, and enjoy entertainment just steps away. Walking Distance to the University of Calgary â€“ Perfect for students, faculty, and staff. Minutes from Foothills & Children's Hospital â€“ A fantastic location for medical professionals. Close to the Bow River Pathway â€“ Spend your weekends walking, biking, or relaxing by the river. Easy Transit Access â€“ Steps to the CTrain and major bus routes for seamless commuting. Nearby Major Roads â€“ Quick access to Crowchild Trail, Shaganappi Trail & 16th Ave. Did I mention A Perfect Investment Opportunity! This condo is more than just a homeâ€”itâ€™s a smart investment in a high-demand area. With interest from students, medical staff, and professionals, it offers strong rental potential and a fantastic lifestyle. Whether you're starting fresh or expanding your portfolio, this unit is an opportunity you donâ€™t want to miss. Book Your Private Viewing Today! Donâ€™t let this gem slip awayâ€”call now to schedule a tour and make this stunning condo yours!

Built in 1978

### Essential Information

MLS® #	A2184651
Price	\$234,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	686
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment

Style	Low-Rise(1-4)
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	Stall, Assigned, Plug-In

### 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	January 3rd, 2025
Days on Market	88
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
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