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401, 3727 42 Street NW  
Calgary, Alberta

MLS # A2213660



\$228,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Parquet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

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 potential—don't miss your chance to make it yours. Book your private showing today!