

# \$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 if you can own. Fantastic condo close to ctrain and all amenities for First Time Home Buyers or Investment Opportunity. Welcome to the unit you've been waiting for! This bright and spacious top-floor condo offers a welcoming, open layout with a large living room featuring an electric fireplace and expansive windows that fill the space with natural light. Enjoy the privacy of your own balcony, perfect for relaxing outdoors. The generously-sized bedroom comes with ample storage space in a large closet with mirrored doors. The unit includes 1 assigned parking stall with an electrical plug, along with additional visitor and street parking for guests. A clean, bright laundry room is conveniently located within the building.

The complex has undergone significant renovations not long ago, including a new roof, exterior finish, vinyl windows, and updated balconies.

Located in a prime spot, this condo offers easy access to public transit, Market Mall, the University of Calgary, and is just minutes from the Children's Hospital, Bow River Pathway, and major roadways like Shaganappi Trail, Crowchild Trail, and 16th Avenue. Enjoy all the conveniences of nearby dining, shopping, and amenities.

Don't miss out on this fantastic investment opportunity!

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	Assigned, Plug-In, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Balcony
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Construction Wood Frame, Wood Siding

### **Additional Information**

Date Listed January 3rd, 2025

Days on Market 70

Zoning M-C1

### **Listing Details**

Listing Office CIR Realty

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