

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

Whether you're a first-time homebuyer searching for your perfect start or an investor looking for a high-demand rental, this charming top-floor condo offers unbeatable value with just the right touch of TLC to make it your own. Bright. Spacious. Inviting. Wake up to sunlight pouring through large vinyl windows, filling your home with warmth and energy. Step out onto your private balcony, coffee in hand, and watch the city come alive. This isn't just a condo—it's your personal retreat in the heart of it all. Features You'll Love: Airy, Open Layout & Natural light and an easy flow make every day feel brighter. Cozy Electric Fireplace & Perfect for curling up on chilly Calgary evenings. Spacious Bedroom & Includes a mirrored closet with generous storage. Private Balcony & Your own outdoor escape for morning coffee or evening wine. Assigned Parking Stall & Includes an electrical plug, with ample guest & street parking. Bright On-Site Laundry & Clean and convenient shared laundry facilities. Recent Updates Include: Brand new roof, Modern vinyl windows, Updated balconies, Fresh exterior finish. Condo fees cover heat, water, and maintenance & worry-free living! Location, directly across from Market Mall & Dining, shopping, and entertainment steps away Walking distance to the University of Calgary & Ideal for students, faculty, and staff. Minutes from Foothills & Children's Hospitals & A top pick for medical professionals. Close to Bow River Pathways & Nature and recreation at your doorstep. Easy access to Transit & Major Roads & Including Crowchild, Shaganappi, and 16th Ave. Don't Miss Out! Affordable. Well-located. Full of potential. This gem won't last long. Call today to book your private viewing and take the first step

toward making it yours