

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

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. Don't miss your chance—book your private showing today and make it yours!