

# \$260,000 - 201, 3727 42 Street Nw, Calgary

MLS® #A2246384

## \$260,000

1 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Experience the quality and care of a full, top-to-bottom renovation in this stunning 1-bed, 1-bath condo in the highly sought-after Varsity District. Featuring elegant tile flooring throughout, a modern kitchen with premium cabinetry, and a spacious living room with a custom accent wall and electric fireplace, this home is truly move-in ready.

Enjoy a private second-floor balcony overlooking a peaceful garden terrace—ideal for your morning coffee or evening wind-down. The bedroom includes a California Closet, with a second California Closet system in the entryway for additional stylish and functional storage. A portable A/C unit is also included for year-round comfort.

Located just steps from Market Mall and minutes to the University of Calgary. Assigned outdoor parking stall included. A perfect blend of location, style, and quality renovation!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246384  |
| Price          | \$260,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 663       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1978              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 201, 3727 42 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A2M8                 |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Laundry, Snow Removal |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Oven                          |
| Heating           | Baseboard                                                                                      |
| Cooling           | Window Unit(s)                                                                                 |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Electric, Living Room                                                                          |
| # of Stories      | 4                                                                                              |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Courtyard, Garden |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2025 |
|-------------|------------------|

|                |          |
|----------------|----------|
| Days on Market | 74       |
| Zoning         | M-C1 d75 |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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