

\$229,000 - 201, 3717 42 Street Nw, Calgary

MLS® #A2197382

\$229,000

1 Bedroom, 1.00 Bathroom, 635 sqft
Residential on 0.00 Acres

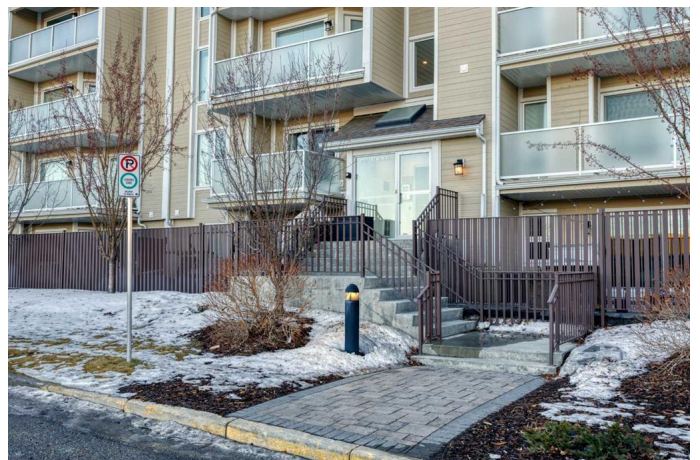
Varsity, Calgary, Alberta

Welcome to Landmark Estates II, where this well-maintained 1 bedroom, 1 bathroom apartment offers an unbeatable location in the sought-after Varsity community. Situated directly across from Market Mall and within walking distance to the University of Calgary, this east-facing unit with views provides plenty of natural light and a spacious, open floor plan.

Inside, you'll find a bright Living Room featuring a cozy fireplace, perfect for Calgary's colder months. The Kitchen and Dining Room offer plenty of space for cooking and hosting guests. The large Bedroom easily accommodates king-sized furniture. The Bathroom and in-unit storage room provide both functionality and convenience. Step out onto your private Balcony looking out to the beautifully landscaped greenspace—a serene space to enjoy your morning coffee.

This well-managed building has undergone major exterior building envelope upgrades, including new siding, windows, and balcony railings (2015-2016), as well as refreshed common interior areas in 2017. Additional amenities include assigned parking, a common area laundry, and condo fees that cover heat, water, maintenance, and more for worry-free living.

Whether you're a first-time buyer or an investor, this unit offers great rental potential with its prime location near the University of



Calgary, Foothills & Children's Hospital, and University Districtâ€™making it highly desirable for students, medical professionals, and young professionals alike.

Enjoy the best of Calgaryâ€™s northwest with quick access to Market Mall, University District, Foothills & Children's Hospital, Bow River pathways, parks, transit, and major routes like Crowchild & Shaganappi Trail.

Donâ€™t miss this incredible opportunityâ€™schedule your showing today!

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197382 |
| Price | \$229,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 635 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 201, 3717 42 Street Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 2W2 |

Amenities

| | |
|-----------|----------------|
| Amenities | Laundry, Other |
|-----------|----------------|

Parking Spaces 1
Parking Assigned, Stall, Parking Lot

Interior

Interior Features Open Floorplan
Appliances Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating Baseboard, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
of Stories 4

Exterior

Exterior Features Balcony
Roof Asphalt Shingle, Tar/Gravel
Construction Composite Siding, Wood Frame

Additional Information

Date Listed February 28th, 2025
Days on Market 43
Zoning M-C1

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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