

# \$199,000 - 404, 3727 42 Street Nw, Calgary

MLS® #A2257306

**\$199,000**

1 Bedroom, 1.00 Bathroom, 698 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this Top floor Spacious 1 bedroom apartment featuring bright and open floor plan. It offers beautiful flows from the dinette, kitchen, living room with electric fireplace, towards the private balcony overlooking the most popular Entertainment centre in the NW :the newly updated Market Mall. The bedroom is very spacious and offers double closet, and can comfortable fit a king size bed, a desk & a dresser. There is a very roomy storage in the unit as well. The assigned parking stall is located conveniently close to the building's West Entrance. Steps to Market Mall !, Easy access to U of C, Foothills Hospital, Children's Hospital, Downtown and the River & the Rockies. A Perfect choice for Investor and First time Home Buyer.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257306    |
| Price          | \$199,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 698         |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404, 3727 42 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 2W3                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home          |
| Appliances        | Dishwasher, Electric Range, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Electric, Living Room, Raised Hearth     |
| # of Stories      | 4                                        |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Lot Description   | Landscaped |
| Roof              | Tar/Gravel |
| Construction      | Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 35                |
| Zoning         | M-C1 d75          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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