

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

MLS® #A2197382

**\$229,000**

1 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

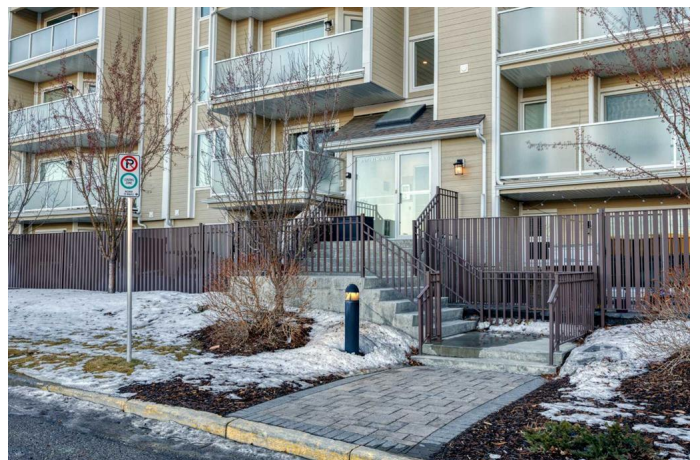
Varsity, Calgary, Alberta

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	49
Zoning	M-C1

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.