

# \$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
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Days on Market 13  
Zoning M-C1 d75

## **Listing Details**

Listing Office Gravity Realty Group

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