

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

MLS® #A2197382

**\$229,000**

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

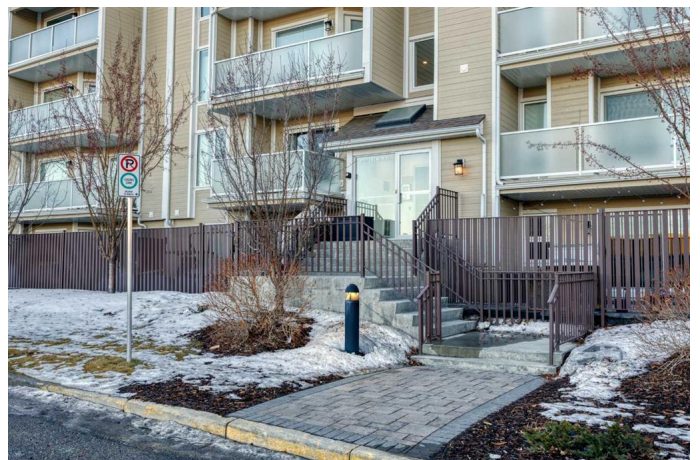
Varsity, Calgary, Alberta

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
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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	38
Zoning	M-C1

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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