

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

MLS® #A2197382

**\$229,000**

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

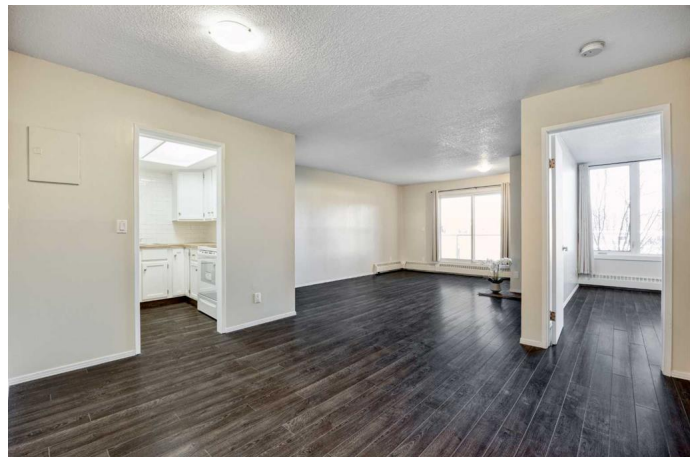
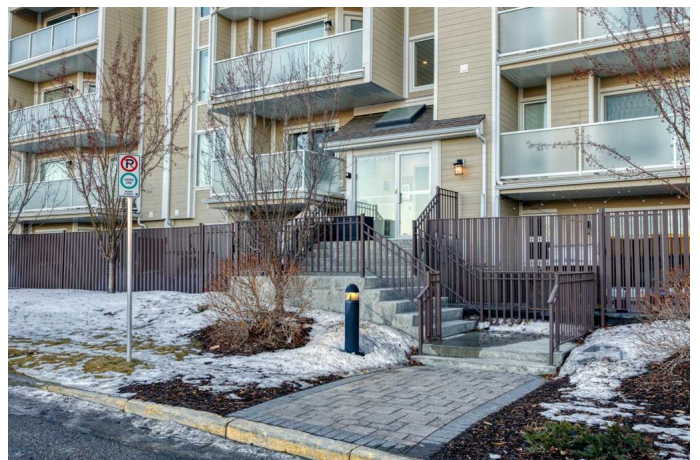
Varsity, Calgary, Alberta

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

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 35  
Zoning M-C1

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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