



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 42 Street #401, Calgary T3A 2W3**

MLS® #: **A2184651**

Area: **Varsity**

Listing Date: **01/03/25**

List Price: **\$258,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **685**  
Low Sqft:  
Ttl Sqft: **685**

DOM

**19**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Plug-In, Stall**

Utilities and Features

Roof:  
Heating: **Baseboard, Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame, Wood Siding**  
Flooring: **Parquet, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**  
Int Feat: **No Animal Home, No Smoking Home, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`9" x 4`7"	Dining Room	Main	8`0" x 11`5"
Living Room	Main	13`0" x 18`8"	Kitchen	Main	7`6" x 8`0"
Bedroom - Primary	Main	12`1" x 12`8"	Storage	Main	4`1" x 6`7"
4pc Bathroom	Main	5`0" x 8`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$433

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8010167

Remarks

Pub Rmks: **Fantastic condo for First Time Home Buyers or Investment Opportunity - Top-Floor 1-Bedroom Condo in Desirable Varsity Village! Welcome to the unit you've been waiting for! This bright and spacious top-floor condo offers a welcoming, open layout with a large living room featuring an electric fireplace and expansive windows that fill the space with natural light. Enjoy the privacy of your own balcony, perfect for relaxing outdoors. The generously-sized bedroom comes with ample storage space in a large closet with mirrored doors. The unit includes 1 assigned parking stall with an electrical plug, along with additional visitor and street parking for guests. A clean, bright laundry room is conveniently located within the building. The complex has undergone significant renovations not long ago, including a new roof, exterior finish, vinyl windows, and updated balconies. Located in a prime spot, this condo offers easy access to public transit, Market Mall, the University of Calgary, and is just minutes from the Children's Hospital, Bow River Pathway, and major roadways like Shaganappi Trail, Crowchild Trail, and 16th Avenue. Enjoy all the conveniences of nearby dining, shopping, and amenities. Don't miss out on this fantastic investment opportunity!**

Inclusions: N/A  
Property Listed By: CIR Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







