307 3717 42 Street NW

Calgary | Active | MLS® A2354696

$215,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**630.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Discover comfortable, convenient living in this 1-bed, 1-bath condo in the highly desirable Varsity community. Perfectly situated just steps from the pedestrian bridge to Market Mall, this home offers exceptional access to shopping, dining, education, healthcare, and public transit.

Located on the third floor, this bright west-facing unit features an inviting open-concept layout filled with natural light and partial mountain views. The spacious living room features a cozy electric fireplace, creating a warm, welcoming space for relaxing or entertaining. Step out onto your private balcony and enjoy the afternoon sunshine.

The functional kitchen features granite countertops, rich dark maple cabinetry, and ample storage. A generously sized bedroom, full bathroom, and rich laminate flooring throughout complete the comfortable, practical layout.

Offered fully move-in ready, this property is an excellent opportunity for first-time buyers, university students, healthcare professionals, or anyone seeking a low-maintenance home in a highly convenient location. Assigned parking and shared laundry add to the everyday convenience, while affordable condo fees include heat, water, and other utilities, helping keep monthly ownership costs manageable.

Enjoy being within walking distance of Market Mall and convenient access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, University District, public transit, and the LRT.

Whether you're purchasing your first home, downsizing, or looking for a property with long-term investment potential, this Varsity condo offers an appealing combination of location, comfort, and value.

Make it yours and enjoy everything this sought-after location has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354696
Bedrooms	1
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	630.64 sq. ft.
Main Level Finished Area:	630.64 sq. ft.
Condo Fee:	$394.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8010167
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Off Street, Parking Lot, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Estates II
Community:	Varsity
Amenities:	Bicycle Storage, Laundry, Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'8" × 12'6" ·
Main Floor	Kitchen · 9'11" × 6'11" ·
Main Floor	Dining Room · 11'6" × 9'4" ·
Main Floor	Bedroom - Primary · 13'2" × 11'3" ·
Main Floor	Foyer · 4'3" × 3'9" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows
Exterior Features:	Balcony, Garden, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/307-3717-42-street-nw-calgary-a2354696/

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