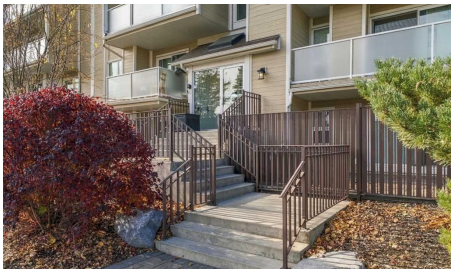
402 3747 42 Street NW

Calgary | Active | MLS® A2354384

$199,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**625.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

TOP-FLOOR LIVING WITH PARK VIEWS IN THE HEART OF VARSITY! Discover the perfect combination of location, comfort, and value in this bright and inviting 1-bedroom condo at 3747 42 Street NW. Perched on the top floor of a well-maintained complex, this home offers an oversized balcony overlooking mature evergreens and peaceful green space, a cozy fireplace, and an abundance of natural light. Freshly painted in modern, neutral tones, this move-in-ready condo is an excellent opportunity for first-time buyers, downsizers, or investors looking to own in one of Calgary's most desirable NW communities.A generous tiled foyer with ample closet space welcomes you into a functional, open layout. The kitchen features crisp white cabinetry, stainless steel appliances, and a convenient pass-through overlooking the living area. The spacious living room is filled with natural light from a large picture window and features a cozy fireplace, creating a warm and inviting atmosphere. The generously sized bedroom easily accommodates a king-size bed and additional furnishings, complete with a mirrored closet and peaceful views of the surrounding greenery. A well-appointed 4-piece bathroom offers a spacious vanity and tub/shower combination. Step outside onto the OVERSIZED BALCONY, the perfect place to enjoy your morning coffee or unwind while overlooking the park and mature evergreens. Located in a well-maintained complex in the heart of Varsity, this property offers exceptional convenience just minutes from Market Mall, the University of Calgary, Alberta Children's Hospital, parks, pathways, schools, and public transit. Enjoy everything this established NW Calgary community has to offer, including easy access to the Bow River and major roadways. An outstanding opportunity to enjoy affordable top-floor living in an unbeatable Varsity location. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354384
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:	625.42 sq. ft.
Main Level Finished Area:	625.42 sq. ft.
Condo Fee:	$405.78
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Estates II
Community:	Varsity
Amenities:	None
Appliances:	Electric Stove, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'1" × 7' ·
Main Floor	Living Room · 16'9" × 13' ·
Main Floor	Bedroom - Primary · 13'2" × 11'1" ·
Main Floor	Dining Room · 11'6" × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Smoking Home
Exterior Features:	Balcony
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/402-3747-42-street-nw-calgary-a2354384/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.