

\$327,000 - 206, 3737 42 Street Nw, Calgary

MLS® #A2271402

\$327,000

2 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

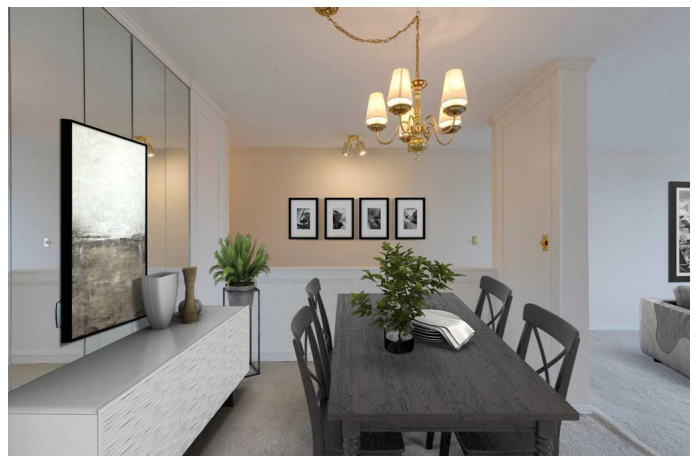
Varsity - #206, 3737 42 Street NW: Welcome to this spacious 2nd-floor unit in Landmark Estates, located in the highly desirable community of Varsity. Freshly painted and offering 1,127 sq ft, this home features 2 bedrooms, 2 full bathrooms, an assigned parking stall, and two private balconies. One of the largest floor plans in the building, the layout includes a functional kitchen, a dedicated dining area, and a bright, generous living room with a gas fireplace and access to one of the balconies. The primary bedroom offers great space with a closet, a 3-piece ensuite, and access to the second balcony. You will also find a second bedroom with a massive walk-in closet and a 4-piece main bathroom. Landmark Estates is a well-maintained complex with updated exteriors, windows, landscaping, and common areas - plus clean, recently refreshed interiors, including the main-floor laundry room. Ideally located with plenty of visitor parking and just a short walk to Market Mall, and minutes to the University District, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Vacant and ready for quick possession. Shows well - call today for more information!

Built in 1978

Essential Information

MLS® #

A2271402



Price	\$327,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 3737 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M8

Amenities

Amenities	Trash, Visitor Parking, Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	November 20th, 2025
Zoning	M-C1 d75

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.