# \$545,000 - 212, 4037 42 Street Nw, Calgary

MLS® #A2240141

### \$545,000

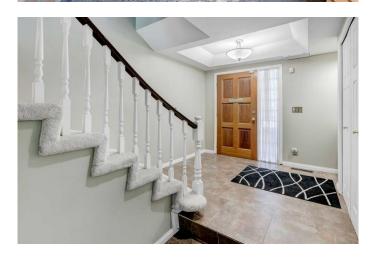
2 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

WOW REVISED PRICING - LOCATION LOCATION - END unit with aA POND location and the largest floor plan in the complex - this updated charming townhouse features close to 2000sq ft on 3 levels, plus 2 generously sized bedrooms. As you enter the home, you are greeted by an open foyer that leads you to the main level. Main level floor plan impresses - spacious living room with elegant wood burning fireplace, 10ft ceilings, large windows and access to the NEW deck - fully fenced it provides an idyllic outdoor entertainment area backing onto the pond with fountains. The living room is open plan to the dining area that features a built-in buffet area with wood slab countertop and sink. The kitchen was upgraded by the previous owner and includes Wolf appliances, new dishwasher, lots of storage and a bright breakfast nook area. A upgraded 1/2 bath completes this level. The Upper floor features new carpet, a loft/flex/office space with balcony that overlooks the pond area, a generous Primary suite with two closets and spacious ensuite complete with newer Toto toilet. A second bedroom offers a generous space and a full bathroom with skylight completes this level. Walkout basement features utility room with newer washing/dryer, storage and is connected to the Tandem heated attached garage (fits 2 cars). A Situated in the desirable community of Varsity, this townhouse not only offers a comfortable living space but also provides access to a wealth of







amenities including nearby shopping and parks, University District, U of C, Children's & Foothills Hospitals, LRT plus walking distance to Market Mall.

#### Built in 1979

#### **Essential Information**

MLS® # A2240141 Price \$545,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,622 Acres 0.00 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 212, 4037 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2M9

#### **Amenities**

Amenities Visitor Parking, Gazebo, Other

Parking Spaces 2

Parking Single Garage Attached, Tandem

# of Garages 2

#### Interior

Interior Features Open Floorplan, See Remarks

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Landscaped, Backs on to Park/Green Space, Corner Lot

Roof Asphalt Shingle

Construction Brick, Wood Frame, Cedar, Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 94

Zoning M-C1 d75

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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