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

MLS® #A2240141

\$545,000

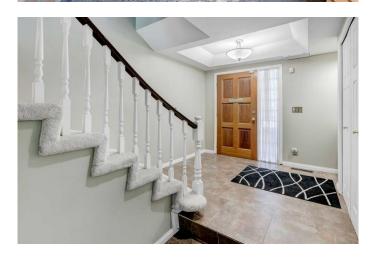
2 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 0.00 Acres

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

Half Baths

Essential Information

MLS® # A2240141 Price \$545,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Square Footage 1,622 Acres 0.00 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

1

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 Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Built-In Oven, Electric

Cooktop

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

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

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2025

Days on Market 77

Zoning M-C1 d75

Listing Details

Listing Office RE/MAX Realty Professionals

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