

\$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 a 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). 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	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
----------------	-----------------------------

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.