

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

MLS® #A2240141

**\$545,000**

2 Bedroom, 3.00 Bathroom, 1,622 sqft

Single Family 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. (id:6289)

Built in 1979

**Essential Information**

Listing #	A2240141
Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,622
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	212, 4037 42 Street Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A2M9

**Amenities**

Amenities	Park, Schools, Shopping, Other
Features	See remarks, Other, Parking
Parking Spaces	2
Parking	Attached Garage, Tandem
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Realty Professionals
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