

\$624,900 - 161, 3437 42 Street Nw, Calgary

MLS® #A2248476

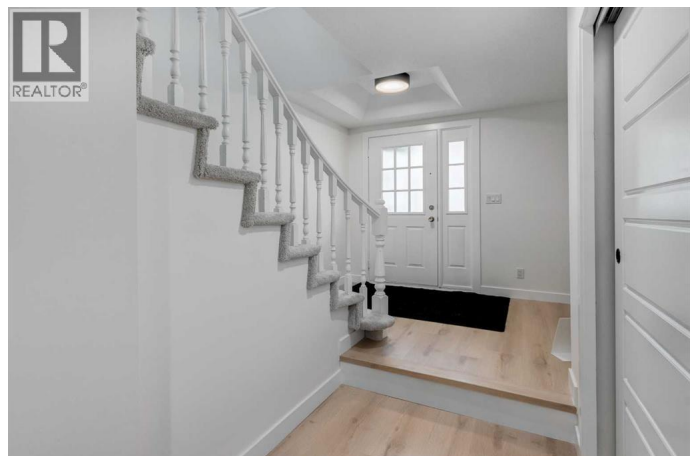
\$624,900

2 Bedroom, 3.00 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Varsity, Calgary, Alberta

Seize the exceptional opportunity to own a stunning townhouse in the highly desirable Varsity community. Units in the well-managed Landmark III Estates complex rarely come to market, and this freshly renovated gem is truly a must-see. Perfectly located, this high-end home is within walking distance of Alberta Children's Hospital, Foothills Hospital, Bowmont Park, the University of Calgary, schools, the University District, Market Mall, medical centers, and much more. With convenient transit options and quick access to Shaganappi Trail, commuting is effortless, keeping you well-connected to the city's attractions and amenities. Step inside (or drive-in via a double tandem garage) to a spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patio—ideal for indoor/outdoor living during the summer. A large fireplace serves as a modern, cozy centerpiece, perfect for entertaining guests or relaxing with a warm drink. The fully renovated kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, abundant storage, under cabinet lighting and generous prep space. A casual eating area sits adjacent, with a conveniently located bathroom on the main floor. Upstairs, you'll find a spacious guest bedroom and a beautifully appointed full bathroom. The versatile sitting area can be transformed into a den, office, TV room, or even a third



bedroom. The oversized primary suite provides ample space to unwind, complete with built-in storage and a charming little Juliet balcony. The luxurious bathroom features double sinks, quartz countertops, marble tile flooring, a walk-in shower, and a freestanding soaker tub. A custom-built walk-in closet adds to the appeal of this sophisticated space. Don't miss your chance to own this beautifully renovated, move-in-ready townhouse. Schedule a private viewing today by contacting your favorite realtor! (id:6289)

Built in 1980

Essential Information

Listing #	A2248476
Price	\$624,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	161, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3A2M7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Other, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	3
Parking	Attached Garage, Tandem

of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Microwave
Heating Other, Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 3
Has Basement Yes

Exterior

Exterior Aluminum siding, Brick
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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