



GRASSROOTS
REALTY GROUP

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203, 4037 42 Street NW
Calgary, Alberta

MLS # A2224198



\$599,900

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 677
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: NA

This beautifully updated and immaculately cared-for home offers sophisticated living in one of the city's most desirable locations. Recently renovated, it features rich maple hardwood flooring throughout the main and upper levels, a stylish kitchen with granite countertops, stainless steel appliances, and fully upgraded bathrooms with premium Kohler fixtures. The spacious, open-concept main floor is ideal for entertaining. French doors off the living room open to your private, fully fenced garden oasis with direct street access—perfect for guests and one of the few units in the complex offering this unique feature. Upstairs, you’ll find a luxurious primary retreat with double closets and a spa-inspired ensuite, complete with a multi-jet oversized shower. A second large bedroom, a fully renovated second bath, and a bright open den/family room with access to a sunny balcony complete the upper level. The fully finished lower level includes a functional laundry room with sink and cabinetry, plus a versatile flex room. All of this in a prime location near Foothills Hospital, Alberta Children’s Hospital, University District and the University of Calgary, and Market Mall. This one checks all the boxes—come see it today!