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## 212, 4037 42 Street NW Calgary, Alberta

MLS # A2240141



\$520,000

Division: Varsity Type: Residential/Five Plus Style: 2 Storey Size: 1,622 sq.ft. Age: 1979 (46 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Single Garage Attached, Tandem Lot Size: Lot Feat: Backs on to Park/Green Space, Corner Lot, Landscaped

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile Roof: Condo Fee: \$ 683 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Cedar, Concrete, Wood Frame M-C1 d75 Foundation: **Poured Concrete Utilities:** 

Features: Open Floorplan, See Remarks

Inclusions: N/A

REVISED PRICE TO SELL - OPEN HOUSE SATURDAY 1-3PM NOV 22 - 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.