



GRASSROOTS
REALTY GROUP

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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:	1,972 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped		

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

Inclusions: N/A

REVISED PRICE TO SELL - END unit with a POND location - 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.