



GRASSROOTS
REALTY GROUP

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163, 3437 42 Street NW
Calgary, Alberta

MLS # A2283169



\$619,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Partial	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Cabinet in living room, floor cabinet in dining room, cabinet and filing cabinet in den are all included. 2 tire racks in garage also included.

* SEE VIDEO * This stylish 2 bedroom, 2.5 bath plus bonus room townhome is perfectly suited for the urban buyer seeking comfort, design, and convenience. Tastefully updated throughout, the main floor features rich hardwood floors, a raised dining area, and a spacious living room centered around an elegant wood-burning fireplace with gas assist. Natural light pours in through French doors that open to a private, west-facing deck equipped with a BBQ gas line — ideal for relaxing and entertaining. The European-inspired kitchen showcases granite countertops, stainless steel appliances w/ gas stove, and a bright eating nook. Upstairs, you'll find a cozy bonus room/den, a generous primary suite with a stunning ensuite complete with glass shower, soaker tub, heated floors, and a walk-in closet with custom organizers. Step out onto the charming balcony, perfect for enjoying your morning coffee or evening sunsets. A spacious second bedroom and 3-piece bathroom complete the upper level. The lower level offers a large laundry and utility area with ample storage, a newer furnace, and a double tandem garage. Ideally situated just minutes from Market Mall, the University District, top schools, and a wide range of shopping and dining options, this home also enjoys close proximity to the University of Calgary, Shouldice Athletic Park, Edworthy Park, transit, and quick access to Shaganappi Trail — making city living effortless. This exceptional opportunity won't last long — book your private showing today!