



280, 4037 42 Street NW
Calgary, Alberta

MLS # A2294839



\$498,800

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: Compressor, water filtration and heating systems in the kitchen are all working but to be included as is conditions.

Nestled in the highly sought-after community of Varsity, this well maintained townhome is surrounded with mature trees and back onto a rare pond with tranquil green space views. Boasting a dramatic 10-foot ceiling in the living room, expansive windows, and stylish laminate flooring, the home is bright, airy, and inviting throughout. The spacious living room features a cozy wood-burning fireplace and provides direct access to the backyard with decks and red Adirondack chairs overlooking the pond. A formal dining area with a built-in wet bar enhances the home's entertaining appeal. The upgraded kitchen is well-appointed with granite countertops, stainless steel appliances, and a sun-filled breakfast nook. Upstairs, a flexible den/bonus space opens to a private balcony, ideal for a home office or reading area. Two generously sized bedrooms complete the upper level, including a primary suite with a walk-in/through closet and a private ensuite. Additional highlights include an attached tandem garage and an unbeatable location just minutes from Market Mall, the University of Calgary, and major hospitals. This exceptional property offers a perfect combination of comfort, style, and convenience.