



275, 4037 42 Street NW
Calgary, Alberta

MLS # A2137725



\$588,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,665 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 693
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Skylight(s)		

Inclusions: n/a

Freshly painted corner townhouse in the beautiful community of Varsity. High walkability score with close access to major shopping, University District, and major hospitals. Private and serene location with mature trees, parks/schools nearby. 1,988 sqft of developed space offers 3 bedrooms, 2.5 bathrooms plus den / bonus room, storage, attached single garage, and huge west back deck with ponds. Large main level entrance with closet, garage access, bedroom/den. Storage in hallway and under staircase, laundry room with newer washer/dryer. First level offers an open floorplan with beautiful living room featuring a gas fireplace, high ceilings and west windows overlooking pond, rockery and large deck. The impressive dining room is great for entertaining. Gorgeous granite counters in the renovated kitchen with ample cupboards, stainless steel appliances and peninsula for counter dining. An updated 2 pce bathroom completes this level. Upper level offers a cozy loft/office, and access to the west facing covered deck. Huge primary bedroom with large closets, ensuite with soaker tub, and vanity. Second bedroom with ceiling fan and large closet is serviced by a 4 pce bathroom with skylight. Enjoy one of the nicest NW communities centrally located to public transit, and quick access to downtown or the mountains! Visitor parking for your guests in the complex.