

# \$545,000 - 212, 4037 42 Street Nw, Calgary

MLS® #A2240141

**\$545,000**

2 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

WOW REVISED PRICING - LOCATION

LOCATION - 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.

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240141      |
| Price          | \$545,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,622         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 212, 4037 42 Street NW |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 2M9                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Visitor Parking, Gazebo, Other |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, |

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
|                 | Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop |
| Heating         | Forced Air                                                              |
| Cooling         | None                                                                    |
| Fireplace       | Yes                                                                     |
| # of Fireplaces | 1                                                                       |
| Fireplaces      | Wood Burning                                                            |
| Has Basement    | Yes                                                                     |
| Basement        | Finished, Full                                                          |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                |
| Lot Description   | Corner Lot, Landscaped, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Concrete, Wood Frame, Cedar                   |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 77               |
| Zoning         | M-C1 d75         |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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