

163, 3437 42 Street NW
Calgary, Alberta

MLS # A2283169



\$599,900

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|------------------|--------------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|---|-------------------|----------|
| 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!