

**135, 3437 42 Street NW  
Calgary, Alberta**

**MLS # A2294742**



**\$585,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Driveway, Heated Garage, Other, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 605
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** BBQ

Proudly presenting this bright, beautifully renovated townhome in the highly sought-after community of Varsity Village, offering over 2,100 sq ft of developed living space designed for comfortable, connected living. Step inside to a sun-filled main floor featuring rich hardwood flooring, a spacious living room with 9 foot ceilings and a cozy wood-burning fireplace, and a wall of windows that flood the home with natural light while providing seamless access to your private deck—perfect for enjoying Calgary’s sunny days. The expansive dining area easily hosts large gatherings, while the thoughtfully updated kitchen showcases stainless steel appliances, ample storage, pantry space, and a charming dining nook for everyday living. Upstairs, retreat to the generous primary bedroom with a 4-piece ensuite and walk-in closet, complemented by a spacious second bedroom and a versatile bonus room ideal for a home office, family room, or flex space. The lower level sets this home apart with a rare and highly functional additional bedroom/office, - perfect for guests, a private workspace, or multigenerational living, along with a welcoming entryway, laundry, and access to the oversized attached garage. Extensive upgrades including hardwood flooring, triple pane windows, patio door, furnace, electrical panel, refinished deck, and a new garage door provide peace of mind and true turn-key convenience. Additional parking is available directly in front of the unit. Located in the well-managed, pet-friendly Landmark Estates III, residents enjoy access to scenic ponds, parks, and pathways, all just minutes from the University of Calgary, Market Mall, University District, Foothills and Alberta Children’s Hospitals, and excellent schools—offering an exceptional lifestyle in one of Calgary’s most established communities.