

\$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	Other, Gazebo, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Tandem
# of Garages	2

Interior

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

	Refrigerator, Washer, Built-In Oven, Electric Cooktop, Window Coverings
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	Landscaped, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Cedar, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	80
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX Realty Professionals
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