# \$674,900 - 220, 4037 42 Street Nw, Calgary

MLS® #A2213742

## \$674,900

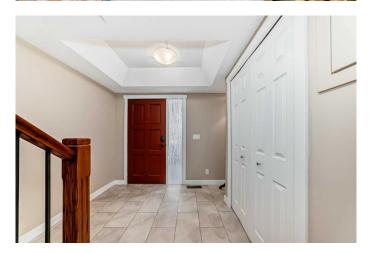
2 Bedroom, 3.00 Bathroom, 1,654 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

If you want a POND location this is it. This is the one of the best located townhouse in the entire complex. The unit backs south onto the main, large pond and has an oversized deck (22ft x 11ft). The entire townhouse has been updated with high quality finishings. The main level has an open plan with large windows that have views of the pond. The fireplace has been converted to gas. New vinyl plank flooring throughout the dining and kitchen areas. New staircase leading to upper level + spindles/railing updated. The kitchen has had a complete makeover with granite counter tops, high quality cherry cabinets & SS appliances. A large dining room that seats many overlooks the spacious living room area. An eating bar off of the kitchen for those short and quick meals. A 2 piece bathroom with the same cabinetry and granite counter tops. The upper level has 2 good size bedrooms along with a deck facing south that overlooks the POND. The primary bedroom is quite large and has its own walk in closet. The bathroom has been reconfigured and has been entirely updated. Heated floors along with new tile, a walk in shower, 2 sinks and granite countertops. The garage (30ft x 11ft) has a new apoxy floor cover, spray foam insulation in the ceiling, new door along with pot lights for extra lighting. This level also has a new water tank, water softener, new sink added next to the laundry and new flooring with water proof underlay. Townhouse a short walk/drive to the ever popular and growing University District,







Market Mall and quick access to downtown. Don't miss this glorious opportunity to live on the pond!

#### Built in 1979

## **Essential Information**

MLS® # A2213742 Price \$674,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,654 Acres 0.00 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 220, 4037 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2M9

#### **Amenities**

Amenities Playground, Secured Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Crown Molding, Double Vanity, Granite Counters, No Animal Home, No

Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance

Landscape, Street Lighting

Roof Asphalt Shingle

Construction Aluminum Siding, Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 6

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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