

145, 3437 42 Street NW
Calgary, Alberta

MLS # A2292122



\$547,900

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Chandelier, Double Vanity, French Door, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	None		

Enjoy spacious living in sought-after Varsity with this beautifully updated 3-bed , 2.5-bath townhouse. You will find the perfect blend of comfort and convenience in an unbeatable location, with over 2,100 sq ft of living space across three finished levels. A spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patio—ideal for indoor/outdoor living during the summer. An inviting living room featuring a wood-burning fireplace with a gas starter and custom built-in cabinetry. Large windows allow an abundance of natural light to pour in. Luxurious vinyl plank flooring flows through the main living areas, complemented by updated modern lighting and newer windows throughout (except living room bay window is original). French doors lead to a west-facing deck with no rear neighbours—perfect for relaxing or entertaining under the shade of mature trees. The kitchen offers ample cabinetry, a pantry, updated stainless steel appliances including a brand new dishwasher, gas stove with 220 V outlet , and a large window over the sink that brings in plenty of morning sunshine. A casual eating area sits adjacent, with a conveniently located bathroom on the main floor. Upstairs, the spacious primary suite features French doors, a Juliet balcony, a walk-in closet, and an updated ensuite with a jetted tub. The second bedroom is generously sized, while the third bedroom comes with French doors, making it ideal for a home office or guest room. A second full bathroom completes the upper level. The heated tandem double garage accommodates two vehicles plus a driveway for an extra parking. Additional features: triple-pane windows for the upper west windows, newer patio

doors, newer furnace, hot water heater (2013), and all hinges are soft close. Landmark Estates features serene walking paths, picturesque ponds, and charming seating areas, creating a tranquil retreat in the heart of the city. Pets friendly with board approval (Units can house a maximum of: one (1) dog; one (1) dog and one (1) cat; or two (2) cats). Ideally located within walking distance to Market Mall, the University of Calgary, and public transit, and just minutes from Foothills Medical Centre, Alberta Children's Hospital, and the scenic Bow River Pathway System. A rare opportunity to own a spacious townhome in one of northwest Calgary’s most convenient locations. Call to book your private viewings today!