

**261, 4037 42 Street NW**  
**Calgary, Alberta**

**MLS # A2205745**



**\$679,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Varsity  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,615 sq.ft.   | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Front Drive, Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 677 |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s) |                   |        |

**Inclusions:** Refrigerator in laundry room/basement.

Welcome to Shaganappi Estates! This stunning three-bedroom renovated townhome is situated in Varsity, one of Calgary's most sought-after neighbourhoods. From the moment you step inside, you will feel the charm and sophistication of this impeccably maintained home. Featuring a peaceful outdoor space and interiors that have been thoughtfully curated, this property offers the perfect balance of comfort and luxury. The foyer provides a spacious and inviting area to welcome your guests. Additionally, you will find a beautifully renovated laundry room, a utility room, and a convenient garage. The main level is bathed in natural light, featuring an open-concept design that effortlessly connects the living room, dining area, kitchen and powder room. The living room is stunning, showcasing high ceilings, a striking fireplace and a wall of windows that create a welcoming and perfect space for entertaining. The kitchen is a true standout, thoughtfully designed with modern cabinetry, sleek quartz countertops, stainless-steel appliances, a charming eat-in area, and a spacious island that enhances both functionality and style. The open riser staircase leads you upstairs to the primary bedroom complete with a walk-in closet and a four-piece ensuite. You will find a four-piece guest bathroom and two flexible bedrooms, ideal for a growing family or easily adaptable as a home office or guest room. The private backyard offers a peaceful retreat, perfect for relaxing and enjoying the outdoors. Whether you are enjoying a morning coffee on the patio or hosting a summer barbecue with friends and family, this inviting space is ready to help you make lasting moments. Other features of this exceptional home include Hunter Douglas blinds (2020) Patented ZG-SHIELD®; POLYUREA garage floor (2021), Furnace, tankless water heater, water softener and reverse osmosis water drinking

system (2022), toilets and kitchen faucet (2022), central air and a smart thermostat (2023), humidifier (2024), garage shelving and laundry room renovation (2024). Tucked away in one of Northwest Calgary's most picturesque and established neighborhoods, Varsity is a community brimming with character and charm. This dynamic area is ideally located near a range of amenities, including the University of Calgary, Market Mall, Children's Hospital, Foothills Medical Centre, and University District, making daily errands effortless. With just a twenty-minute drive to downtown and quick access to 16 Avenue and Stoney Trail, the location could not be more convenient. You'll truly enjoy calling this place home.