

129, 3437 42 Street NW  
Calgary, Alberta

MLS # A2221720



\$689,990

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 605
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage

**Inclusions:** n/a

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE. Stunning Renovated Townhome in Varsity & Over 2,000 SqFt of Stylish Living! Welcome to this beautifully updated townhome in the sought-after community of Varsity! Offering over 2,000 sq.ft. of developed living space, this home seamlessly blends luxury, functionality, and location. Step inside to discover high-end finishes throughout, including luxury vinyl plank flooring, bright modern paint tones, oversized windows, and professional design elements that create a warm and contemporary feel. The spacious living room features a custom fireplace and overlooks your private rear yard with a deck and mature landscaping&mdash;perfect for outdoor relaxation. The chef-inspired kitchen is a showstopper with custom cabinetry, quartz countertops, stainless steel appliances, recessed lighting, and a charming breakfast nook. A 2-piece bathroom and rear yard access completes this level. Upstairs, enjoy a bonus room, two full bathrooms, and two generous bedrooms. The primary retreat is a dream with a spa-inspired ensuite featuring a soaker tub, walk-in shower, dual vanities, and a walk-in closet for ultimate organization. Additional highlights include an oversized attached single garage, main floor laundry and tons of storage throughout. Enjoy the beautifully fenced yard and expansive deck&mdash;perfect for outdoor entertaining, summer BBQs, or simply relaxing in your own private oasis. All of this just steps from Market Mall, parks, top-rated schools, and with quick access to the University District, U of C, Alberta Children's Hospital, and more! Don't miss this one-of-a-kind opportunity in an unbeatable location!