# \$550,000 - 147, 3437 42 Street Nw, Calgary

MLS® #A2203943

## \$550,000

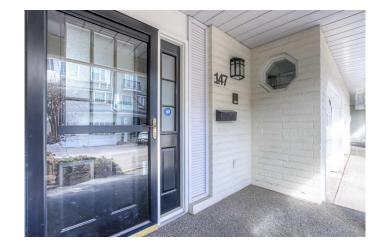
2 Bedroom, 3.00 Bathroom, 1,686 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Landmark Estates! Discover this nicely updated two-bedroom, three-bathroom two storey townhome, offering almost 1700 square feet of thoughtfully designed living space in the sought-after community of Varsity. Nestled in one of the city's most desirable townhome complexes, Landmark Estates features serene walking paths, picturesque ponds, and charming seating areasâ€"creating a tranquil retreat in the heart of the city. This home boasts an array of upgrades. The spacious main floor features hardwood inlay flooring, while the entryway, kitchen, and bathrooms are finished with tile. The kitchen features Corian countertops and stainless steel appliances. The seller has recently upgraded to triple-pane windows ensuring comfort and energy efficiency. Additional enhancements include heated flooring, crown mouldings, newer furnace and Hunter Douglas window coverings. A wood-burning fireplace creates a warm and inviting ambiance in the living room, where large windows allow an abundance of natural light to pour in. French doors lead to a private, oversized deckâ€"perfect for relaxing or entertaining. Upstairs, you'II find two generously sized bedrooms, an open office space and an upgraded ensuite. A second full bathroom provides convenience and functionality. The tandem two-car garage offers ample storage, while the pet-friendly complex (with board approval) ensures a welcoming environment for your furry friends.







The unbeatable location is just a short walk to the University of Calgary, with Foothills & Children's Hospitals, Market Mall, VIP theatres and endless amenities only moments away. This home is move-in ready! Virtual tour available or call today for your private showing!

#### Built in 1980

## **Essential Information**

MLS® # A2203943 Price \$550,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,686 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 147, 3437 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2M7

## **Amenities**

Amenities Other

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Crown Molding, French Door, No Smoking Home, Open

Floorplan, See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings, Washer/Dryer Stacked

Heating In Floor, Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement See Remarks

### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Low Maintenance Landscape, Private, See Remarks

Roof Asphalt Shingle

Construction Brick, Aluminum Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 3rd, 2025

Days on Market 15

Zoning M-C1 D75

## **Listing Details**

Listing Office Royal LePage Benchmark

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