

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

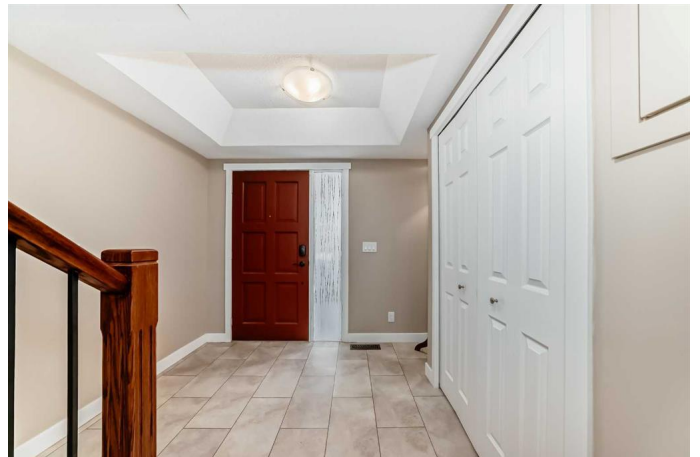
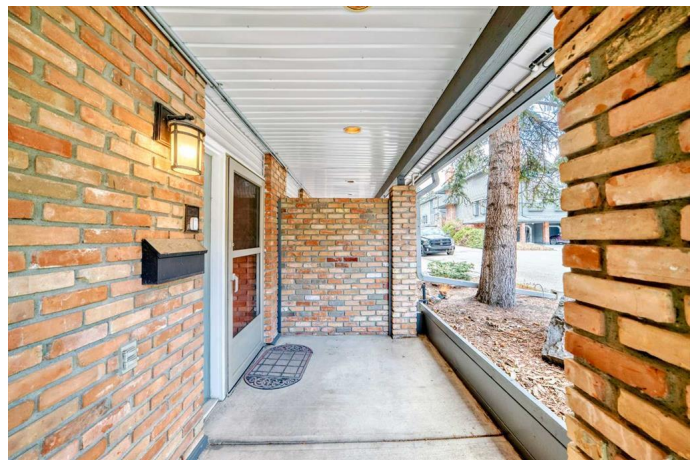
MLS® #A2213742

**\$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 epoxy 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)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
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	Brick, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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