

\$645,800 - 261, 4037 42 Street Nw, Calgary

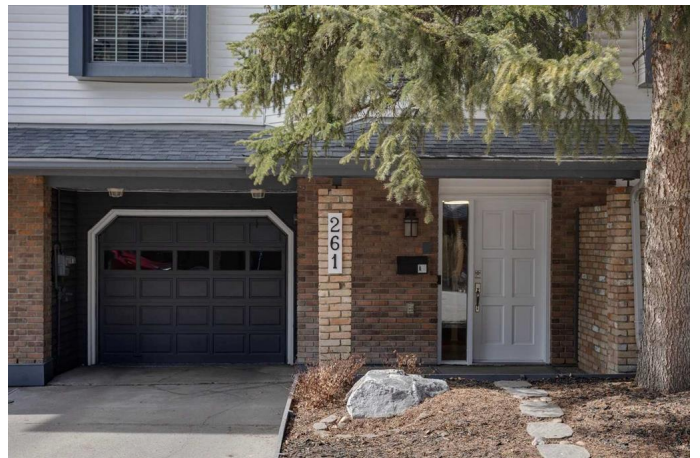
MLS® #A2205745

\$645,800

3 Bedroom, 3.00 Bathroom, 1,615 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

New Price!!! 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.

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205745 |
| Price | \$645,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,615 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |

| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 261, 4037 42 Street Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A2M9 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Front Drive, Off Street, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Walk-In Closet(s), Double Vanity, Quartz Counters, Skylight(s), Storage, Tankless Hot Water |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Tile, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony |
| Lot Description | Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 81 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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