



4037 42 Street Calgary Alberta

\$599,000

END UNIT | OPEN FLOOR PLAN | NEWER KITCHEN | GRANITE COUNTER TOP | NEWER FLOORING | NEWER RAILING | Discover your next home at 265, 4037 42 St NW, where modern elegance meets convenience in Calgary's sought-after northwest. This immaculate townhouse offers a blend of comfort and contemporary design, perfect for discerning buyers seeking quality and location. Thoughtfully designed with 3 bedrooms and 2.5 bathrooms, including a 3pc ensuite on the 2nd floor and a bonus room with ample space for your family's usage. The main floor offers a heated single attached garage, utility, laundry and an additional bedroom or office room whatever suits your need. The upper floor is very bright with adjacent living room and dining room which brings a lot of natural light to the house. The kitchen is a chef's delight with modern appliances, granite countertops and double sink. This townhouse is close to all the amenities: within walking distance to bus stops, schools, the Market Mall. A couple of mins drive to LRT, hospitals, University of Calgary. Also this is a strong rental potential in a high-demand area. Don't miss out on this opportunity to own a piece of Calgary's thriving northwest community. (id:6769)

3pc Bathroom 12.25 Ft x 10.42 Ft
4pc Bathroom 7.67 Ft x 5.00 Ft
Bedroom 15.33 Ft x 13.17 Ft
Bonus Room 14.00 Ft x 17.42 Ft
Primary Bedroom 12.50 Ft x 17.25 Ft

Bedroom 11.42 Ft x 10.25 Ft
2pc Bathroom 5.25 Ft x 5.42 Ft
Dining room 17.83 Ft x 11.08 Ft
Living room 21.58 Ft x 15.42 Ft
Kitchen 12.00 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net