



3437 42 Street Calgary Alberta

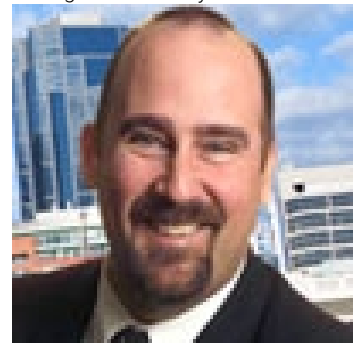
\$619,900

* SEE VIDEO * This stylish 2 bedroom, 2.5 bath plus bonus room townhome is perfectly suited for the urban buyer seeking comfort, design, and convenience. Tastefully updated throughout, the main floor features rich hardwood floors, a raised dining area, and a spacious living room centered around an elegant wood-burning fireplace with gas assist. Natural light pours in through French doors that open to a private, west-facing deck equipped with a BBQ gas line -- ideal for relaxing and entertaining. The European-inspired kitchen showcases granite countertops, stainless steel appliances w/ gas stove, and a bright eating nook. Upstairs, you'll find a cozy bonus room/den, a generous primary suite with a stunning ensuite complete with glass shower, soaker tub, heated floors, and a walk-in closet with custom organizers. Step out onto the charming balcony, perfect for enjoying your morning coffee or evening sunsets. A spacious second bedroom and 3-piece bathroom complete the upper level. The lower level offers a large laundry and utility area with ample storage, a newer furnace, and a double tandem garage. Ideally situated just minutes from Market Mall, the University District, top schools, and a wide range of shopping and dining options, this home also enjoys close proximity to the University of Calgary, Shouldice Athletic Park, Edworthy Park, transit, and quick access to Shaganappi Trail -- making city living effortless. This exceptional opportunity won't last long -- book your private showing today! (id:6769)

Bonus Room 17.25 Ft x 10.42 Ft
 Primary Bedroom 19.67 Ft x 12.25 Ft
 Bedroom 12.92 Ft x 10.92 Ft
 3pc Bathroom 7.42 Ft x 5.00 Ft
 4pc Bathroom 11.75 Ft x 9.00 Ft
 Laundry room 11.33 Ft x 10.42 Ft
 Other 10.33 Ft x 6.42 Ft

Foyer 10.08 Ft x 6.58 Ft
 Kitchen 12.25 Ft x 11.25 Ft
 Dining room 17.75 Ft x 10.67 Ft
 Other 11.67 Ft x 7.00 Ft
 Living room 21.67 Ft x 15.42 Ft
 2pc Bathroom 7.08 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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