



3437 42 Street Calgary Alberta

\$547,900

Enjoy spacious living in sought-after Varsity with this beautifully updated 3-bed , 2.5-bath townhouse. You will find the perfect blend of comfort and convenience in an unbeatable location, with over 2,100 sq ft of living space across three finished levels. A spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patio--ideal for indoor/outdoor living during the summer. An inviting living room featuring a wood-burning fireplace with a gas starter and custom built-in cabinetry. Large windows allow an abundance of natural light to pour in. Luxurious vinyl plank flooring flows through the main living areas, complemented by updated modern lighting and newer windows throughout (except living room bay window is original). French doors lead to a west-facing deck with no rear neighbours--perfect for relaxing or entertaining under the shade of mature trees. The kitchen offers ample cabinetry, a pantry, updated stainless steel appliances including a brand new dishwasher, gas stove with 220 V outlet , and a large window over the sink that brings in plenty of morning sunshine. A casual eating area sits adjacent, with a conveniently located bathroom on the main floor. Upstairs, the spacious primary suite features French doors, a Juliet balcony, a walk-in closet, and an updated ensuite with a jetted tub. The second bedroom is generously sized, while the third bedroom comes with French doors, making it ideal for a home office or guest room. A second full bathroom completes the upper level. The heated tandem double garage accommodates two vehicles plus a driveway for an extra parking. Additional features: triple-pane windows for the upper west windows, newer patio doors, newer furnace, hot water heater (2013), and all hinges are soft close. Landmark Estates...

Laundry room 10.42 Ft x 12.50 Ft
 Kitchen 9.00 Ft x 11.25 Ft
 Dining room 14.75 Ft x 10.67 Ft
 Other 7.25 Ft x 11.67 Ft
 Living room 21.75 Ft x 17.33 Ft
 2pc Bathroom 4.92 Ft x 7.08 Ft

Primary Bedroom 12.33 Ft x 19.83 Ft
 5pc Bathroom 9.00 Ft x 12.00 Ft
 Bedroom 11.00 Ft x 13.00 Ft
 Bedroom 8.75 Ft x 17.25 Ft
 4pc Bathroom 7.42 Ft x 5.00 Ft

Listing Presented By:



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