



## 4037 42 Street Calgary Alberta

\$549,000

Fantastic NW community of Varsity! Walk to major shopping, University District, and major hospitals. Over 1950 sqft of developed space with 3 bedrooms, 2.5 bathrooms plus den / bonus room, storage, attached single garage, and huge west back deck with ponds. Large main level entrance with closet, garage access, bedroom/den. First level offers an open floorplan with beautiful living room featuring a gas fireplace, high ceilings and west windows overlooking pond, rockery and large deck. The impressive dining room is great for entertaining. Gorgeous granite counters in the updated kitchen with ample cupboards, stainless steel appliances and peninsula for counter dining. An updated 2 pce bathroom completes this level. Upper level offers a cozy loft/office, and access to the west facing covered deck. Huge primary bedroom with large closets, ensuite with soaker tub and vanity. Second bedroom with ceiling fan and large closet is serviced by a 4 pce bathroom with skylight. Storage in hallway and under staircase, separate laundry room with newer washer/dryer. Enjoy one of the nicest NW communities centrally located to public transit, and quick access to downtown or the mountains! (id:6769)

Bonus Room 3.79 M x 3.20 M

Primary Bedroom 5.26 M x 3.89 M

3pc Bathroom 3.45 M x 2.67 M

Bedroom 3.35 M x 3.35 M

4pc Bathroom 2.31 M x 1.50 M

Other 5.69 M x 1.45 M

Foyer 2.31 M x 2.19 M

Bedroom 2.82 M x 2.44 M

Furnace 3.86 M x 3.07 M

Living room 6.53 M x 4.83 M

Kitchen 5.03 M x 3.20 M

Dining room 4.04 M x 2.74 M

2pc Bathroom 1.78 M x 1.55 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.sandramacdonell.com/>

### RE/MAX Realty Professionals

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