



4037 42 Street Calgary Alberta

\$520,000

REVISED PRICE TO SELL - END unit with a POND location - this updated charming townhouse features close to 2000sq ft on 3 levels, plus 2 generously sized bedrooms. As you enter the home, you are greeted by an open foyer that leads you to the main level. Main level floor plan impresses - spacious living room with elegant wood burning fireplace, 10ft ceilings, large windows and access to the NEW deck - fully fenced it provides an idyllic outdoor entertainment area backing onto the pond with fountains. The living room is open plan to the dining area that features a built-in buffet area with wood slab countertop and sink. The kitchen was upgraded by the previous owner and includes Wolf appliances, new dishwasher, lots of storage and a bright breakfast nook area. A upgraded 1/2 bath completes this level. The Upper floor features new carpet, a loft/flex/office space with balcony that overlooks the pond area, a generous Primary suite with two closets and spacious ensuite complete with newer Toto toilet. A second bedroom offers a generous space and a full bathroom with skylight completes this level. Walkout basement features utility room with newer washing/dryer, storage and is connected to the Tandem heated attached garage (fits 2 cars). Situated in the desirable community of Varsity, this townhouse not only offers a comfortable living space but also provides access to a wealth of amenities including nearby shopping and parks, University District, U of C, Children's & Foothills Hospitals, LRT plus walking distance to Market Mall. (id:6769)

Primary Bedroom 17.25 Ft x 12.42 Ft

Bedroom 13.08 Ft x 14.75 Ft

Loft 9.00 Ft x 12.50 Ft

3pc Bathroom 12.17 Ft x 10.42 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft

Foyer 7.58 Ft x 9.58 Ft

Furnace 13.08 Ft x 11.67 Ft

Living room 21.08 Ft x 21.92 Ft

Dining room 11.50 Ft x 18.17 Ft

Breakfast 10.42 Ft x 6.83 Ft

Kitchen 10.50 Ft x 9.67 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

Listing Presented By:



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