

# \$679,900 - 261, 4037 42 Street Nw, Calgary

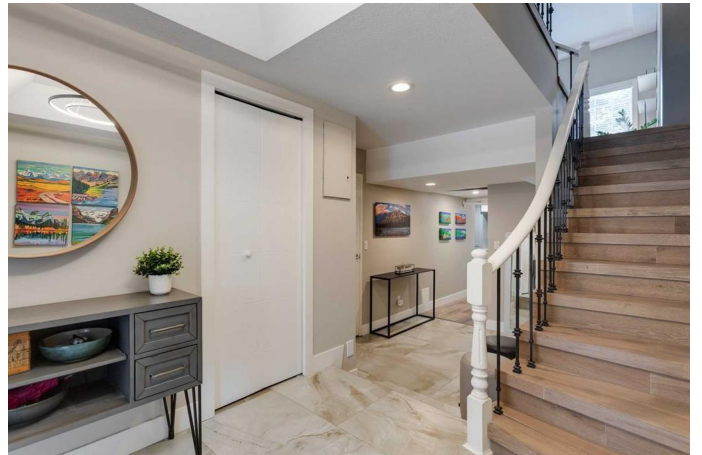
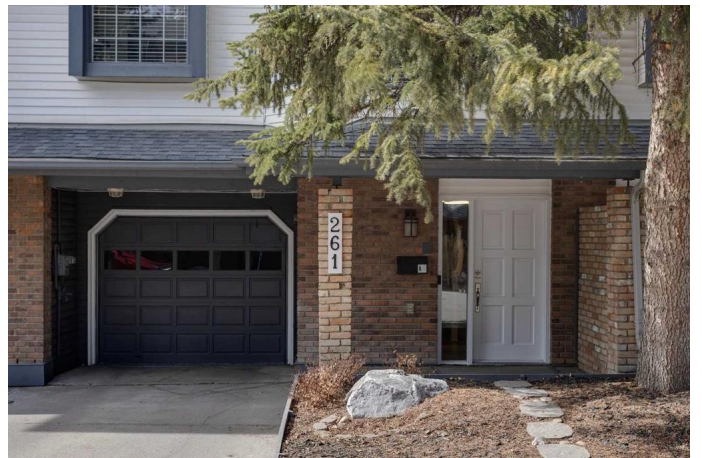
MLS® #A2205745

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,615 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

OPEN HOUSE Saturday April 12, 2025 (2:00 - 4:30)!! Welcome to Shaganappi Estates! This stunning three-bedroom renovated townhome is situated in Varsity, one of Calgary's most sought-after neighbourhoods. From the moment you step inside, you will feel the charm and sophistication of this impeccably maintained home. Featuring a peaceful outdoor space and interiors that have been thoughtfully curated, this property offers the perfect balance of comfort and luxury. The foyer provides a spacious and inviting area to welcome your guests. Additionally, you will find a beautifully renovated laundry room, a utility room, and a convenient garage. The main level is bathed in natural light, featuring an open-concept design that effortlessly connects the living room, dining area, kitchen and powder room. The living room is stunning, showcasing high ceilings, a striking fireplace and a wall of windows that create a welcoming and perfect space for entertaining. The kitchen is a true standout, thoughtfully designed with modern cabinetry, sleek quartz countertops, stainless-steel appliances, a charming eat-in area, and a spacious island that enhances both functionality and style. The open riser staircase leads you upstairs to the primary bedroom complete with a walk-in closet and a four-piece ensuite. You will find a four-piece guest bathroom and two flexible bedrooms, ideal for a growing family or easily adaptable as a home office or guest room. The private backyard offers a peaceful retreat, perfect for



relaxing and enjoying the outdoors. Whether you are enjoying a morning coffee on the patio or hosting a summer barbecue with friends and family, this inviting space is ready to help you make lasting moments. Other features of this exceptional home include Hunter Douglas blinds (2020) Patented ZG-SHIELD® POLYUREA garage floor (2021), Furnace, tankless water heater, water softener and reverse osmosis water drinking system (2022), toilets and kitchen faucet (2022), central air and a smart thermostat (2023), humidifier (2024), garage shelving and laundry room renovation (2024). Tucked away in one of Northwest Calgary's most picturesque and established neighborhoods, Varsity is a community brimming with character and charm. This dynamic area is ideally located near a range of amenities, including the University of Calgary, Market Mall, Children's Hospital, Foothills Medical Centre, and University District, making daily errands effortless. With just a twenty-minute drive to downtown and quick access to 16 Avenue and Stoney Trail, the location could not be more convenient. You'll truly enjoy calling this place home.

Built in 1979

### **Essential Information**

MLS® #	A2205745
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	1979
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	261, 4037 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2M9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 12

Zoning M-C1

## **Listing Details**

Listing Office MaxWell Canyon Creek

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