



THE
A-TEAM

**RE/MAX
FIRST**

4037 42 Street #275, Calgary T3A2M9

MLS®#: **A2114781**

Area: **Varsity**

Listing Date: **03/14/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$41k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,666**
Low Sqft:
Ttl Sqft: **1,666**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Private**
Park Feat: **Single Garage Attached**

DOM

66

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`5" x 15`10"
Dining Room	Main	13`3" x 9`0"
Bonus Room	Second	12`5" x 10`6"
3pc Ensuite bath	Second	11`4" x 8`9"
4pc Bathroom	Second	7`7" x 4`11"
Foyer	Lower	7`7" x 7`2"
Furnace/Utility Room	Basement	12`8" x 10`1"

Room	Level	Dimensions
Kitchen	Main	16`6" x 10`6"
2pc Bathroom	Main	5`10" x 5`1"
Bedroom - Primary	Second	17`3" x 12`9"
Bedroom	Second	11`0" x 11`0"
Balcony	Second	18`8" x 4`9"
Bedroom	Lower	9`3" x 8`0"

Condo Fee:
\$693

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **7911267**

Remarks

Pub Rmks: **What a perfect location for your next home in the district of Varsity! Walk to major shopping, UofC, and the University District! Shaganappi Estates is an established, private and serene location with mature trees, great schools, and parks. Spacious 1,988 developed square footage offers 3 bedrooms, 2.5 bathrooms plus den and bonus room, lots of storage, attached single garage, and huge west back deck. Large main level entrance with closet, garage access, den and laundry. Lots of storage in hallway/under staircase and laundry room with newer washer/dryer and utility room. First level offers an open floor plan with beautiful living room featuring a gas fireplace, high ceilings and west windows overlooking a rockery and large deck. The dining room with butlers station is great for dinner parties. Gorgeous granite counters in the renovated 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 with fireplace for quiet space or an office and access to the west facing covered deck for watching sunsets. Huge primary bedroom with large closets and great ensuite with soaker tub, vanity, sink and storage cupboard. Second bedroom with ceiling fan and large closet is serviced by a 4 pce bathroom with sky light. Enjoy one of the nicest NW communities centrally located to public transit, and quick access to downtown or the mountains! Visitor parking for your guests in the complex.**

Inclusions:
Property Listed By: **none**
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











