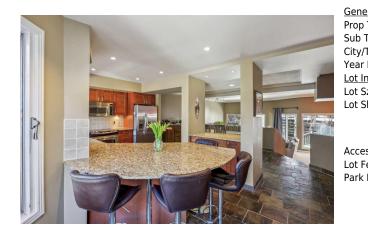


## 4037 42 Street #275, Calgary T3A2M9

MLS®#:	A2114781	Area:	Varsity	Listing	03/14/24	List Price: <b>\$599,000</b>
Status:	Active	County:	Calgary	Date: Change:	-\$41k, 18-Apr	Association: Fort McMurray



o Type: y/Town:	Row/Townhous Calgary	e Finished Floor Ar	rea	<u>Layout</u> Beds:	3 (2 1 )
ar Built:	1979	Abv Sqft:	1,666	Baths:	2.5 (2 1)
<b>Information</b>		Low Sqft:		Style:	Townhouse
Sz Ar:		Ttl Sqft:	1,666		
Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	1
cess:					
Feat: k Feat:	Backs on to Park/Green Space,Landscaped,Private Single Garage Attached				

Utilities and Features

Roof: Asphalt Sh Heating: Central,Na Sewer: Ext Feat: Balcony Kitchen Appl:								
Int Feat:		Granite Counters,Skylight(s)						
Utilities:				Room Information				
<u>Room</u>		Level	<u>Dimensions</u>	<u>Room</u>	Level	Dimensions		
Living Room		Main	21`5" x 15`10"	Kitchen	Main	16`6" x 10`6"		
Dining Room		Main	13`3" x 9`0"	2pc Bathroom	Main	5`10" x 5`1"		
Bonus Room		Second	12`5" x 10`6"	Bedroom - Primary	Second	17`3" x 12`9"		
3pc Ensuite bat	th	Second	11`4" x 8`9"	Bedroom	Second	11`0" x 11`0"		
4pc Bathroom		Second	7`7" x 4`11"	Balcony	Second	18`8" x 4`9"		
Foyer		Lower	7`7" x 7`2"	Bedroom	Lower	9`3" x 8`0"		
Furnace/Utility	Room	Basement	12`8" x 10`1"					

		Legal/Tax/F	nancial		
Condo Fee: <b>\$693</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: M-C1 d75		
Legal Desc:	7911267	Rema	ks		
Pub Rmks: Inclusions: Property Listed By:	established, private and serene location with mature trees, gr plus den and bonus room, lots of storage, attached single gara Lots of storage in hallway/under staircase and laundry room w featuring a gas fireplace, high ceilings and west windows over Gorgeous granite counters in the renovated kitchen with ampl completes this level. Upper level offers a cozy loft with fireplac primary bedroom with large closets and great ensuite with so serviced by a 4 pce bathroom with sky light. Enjoy one of the mountains! Visitor parking for your guests in the complex. none		Varsity! Walk to major shopping, UofC, and the University District! Shaganappi Estates is an great schools, and parks. Spacious 1,988 developed square footage offers 3 bedrooms, 2.5 bathrooms arage, and huge west back deck. Large main level entrance with closet, garage access, den and laundry, with newer washer/dryer and utility room. First level offers an open floor plan with beautiful living roor verlooking a rockery and large deck. The dining room with butlers station is great for dinner parties. The cupboards, stainless steel appliances and peninsula for counter dining. An updated 2 pce bathroom blace for quiet space or an office and access to the west facing covered deck for watching sunsets. Huge soaker tub, vanity, sink and storage cupboard. Second bedroom with ceiling fan and large closet is e nicest NW communities centrally located to public transit, and quick access to downtown or the		

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





