



THE
A-TEAM

**RE/MAX
FIRST**

4037 42 Street #275, Calgary T3A2M9

MLS®#: **A2137725**

Area: **Varsity**

Listing Date: **06/04/24**

List Price: **\$588,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 17-Jun**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,665**
Low Sqft:
Ttl Sqft: **1,665**

DOM

24
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

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,Window Coverings**
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: **Freshly painted corner townhouse in the beautiful community of Varsity. High walkability score with close access to major shopping, University District, and major hospitals. Private and serene location with mature trees, parks/schools nearby. 1,988 sqft of developed space offers 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. Storage in hallway and under staircase, laundry room with newer washer/dryer. 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 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/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. 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: **n/a
CIR Realty**

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











