



THE
A-TEAM

**RE/MAX
FIRST**

4037 42 Street #260, Calgary T3A 2M9

MLS® #: **A2166940**

Area: **Varsity**

Listing Date: **09/18/24**

List Price: **\$595,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 07-Oct**

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: **1,644**
Low Sqft:
Ttl Sqft: **1,644**

DOM

64
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	17`5" x 7`5"	Kitchen	Main	10`5" x 10`2"
Dining Room	Main	15`0" x 9`0"	Breakfast Nook	Main	10`7" x 6`2"
Living Room	Main	21`10" x 17`5"	Bedroom - Primary	Upper	14`11" x 12`5"
Bedroom	Upper	12`9" x 11`0"	Loft	Upper	12`5" x 10`5"
Laundry	Lower	11`6" x 7`3"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: \$657	Title: Fee Simple	Zoning: M-C1 d75
Legal Desc:	Fee Freq: Monthly	
	7911267	

Remarks

Pub Rmks: **Nestled in the vibrant community of Varsity in Shaganappi Estates, this updated, charming townhouse features over 1,986 sq. ft of tastefully designed living space on 3 levels plus 2 generously sized bedrooms. As you enter the home, you are greeted by an open foyer that leads you up to the main level. The spacious living room is complete with oak hardwood floors, an elegant woodburning fireplace, 10ft ceilings, large windows plus access to the spacious deck area. The adjoining dining room featuring a built-in buffet with wood slab countertop, sink area and built-in wine fridge and overlooks the living room. Enjoy the fully equipped kitchen with updated countertops adorned with subway tiled white backsplash, new stainless steel appliance package including a gas stove, beautiful cabinetry with ample storage space and a lovely bright breakfast nook. Additionally, there is an updated 2 piece main bath. On the second level, you will find a generous master suite that offers ample space to unwind and plenty of storage space plus a spacious 4 piece ensuite with a jetted tub and separate shower. There is also a second well-appointed bedroom and a 4 piece bath, providing convenience and versatility for family or quests. As an added bonus, the second level features a versatile family room or loft area with sliding doors leading onto a private deck, vaulted ceiling plus another woodburning fireplace. This additional space can be customized to suit your lifestyle, whether you prefer a cozy reading nook, a home office, or an additional space for guests. Additional features included a double (tandem) heated attached garage, updated laundry room with new stacking washer and dryer and storage cabinets, new neutral paint throughout and updated lighting package, new carpet and vinyl plank flooring in addition to the refinished oak hardwood, new window treatments, wall mount ac units and a large west facing deck with mature trees for added privacy. 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, U of C, Children's & Foothills Hospitals, LRT plus walking distance to Market Mall.**

Inclusions: **n/a**

Property Listed By: **RE/MAX Real Estate (Central)**

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





