



THE
A-TEAM

**RE/MAX
FIRST**

3437 42 Street #129, Calgary T3A 2M7

MLS® #: **A2182970**

Area: **Varsity**

Listing Date: **01/20/25**

List Price: **\$542,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **1,810**
Low Sqft:
Ttl Sqft: **1,810**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Barbecue, BBQ gas line**

Construction: **Aluminum Siding ,Brick**
Flooring: **Carpet, Linoleum, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Disposal, Dryer, Electric Cooktop, Electric Range, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Central Vacuum, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|--------|-----------------|
| 2pc Bathroom | Main | 7`1" x 5`0" |
| Kitchen | Main | 8`9" x 11`6" |
| Living Room | Main | 13`7" x 21`9" |
| Bedroom - Primary | Second | 12`5" x 20`1" |
| Bedroom | Second | 12`11" x 10`11" |

| Room | Level | Dimensions |
|------------------|--------|----------------|
| Breakfast Nook | Main | 7`7" x 5`0" |
| Dining Room | Main | 10`3" x 14`3" |
| 4pc Ensuite bath | Second | 11`11" x 8`11" |
| Bonus Room | Upper | 17`5" x 10`6" |
| 3pc Bathroom | Second | 7`5" x 5`0" |

Legal/Tax/Financial

Condo Fee:
\$605

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8111013**

Remarks

Pub Rmks: **This bright and airy townhouse offers an abundance of indoor and outdoor living and entertaining space. Main level offers a huge living area with a wood-burning fireplace, raised dining area, and an efficient galley kitchen with lots of counter space and an adjoining breakfast room. A modern open riser staircase leads upstairs to the enormous primary suite, featuring a Juliet balcony and a spa-like ensuite bath with soaker tub, double sinks and walk-in closet. A guest bedroom, bath and bonus room complete the upper level. The lower level includes the main entrance foyer with a spacious closet, as well as a huge laundry/mechanical room, under-stairs storage and pantry area and an attached tandem double garage with even more storage space. French doors open off the main living area to a large and sunny west-facing private deck with gas barbeque. Directly behind is a walking path with mature trees and a peaceful water feature. This spacious home has been carefully maintained and is ready for new owners to make it their own.**

Inclusions:
Property Listed By: **gas barbeque
Grand Realty**

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











