

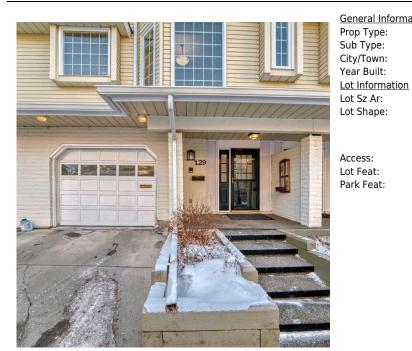
3437 42 Street #129, Calgary T3A 2M7

Utilities:

A2182970 Listing 01/20/25 List Price: **\$542,000** MLS®#: Area: Varsity

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Calgary

1980 Year Built: Abv Saft: 1,810

Low Sqft:

Ttl Sqft: 1,810

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2

Ttl Park: 3 Garage Sz: 2

2 (2)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Treed

Park Feat: **Double Garage Attached**

Utilities and Features

Construction: Roof: **Asphalt Shingle**

Forced Air Aluminum Siding ,Brick Heating:

Sewer:

Ext Feat: Barbecue, BBQ gas line Carpet, Linoleum, Tile

Water Source: Fnd/Bsmt:

Flooring:

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)

Room Information

Room Level **Dimensions** Room <u>Level</u> Dimensions 2pc Bathroom Main 7`1" x 5`0" **Breakfast Nook** Main 7`7" x 5`0" Kitchen Main 8'9" x 11'6" **Dining Room** Main 10'3" x 14'3" 13`7" x 21`9" 4pc Ensuite bath 11`11" x 8`11" Living Room Main Second **Bedroom - Primary** Second 12`5" x 20`1" **Bonus Room** Upper 17`5" x 10`6" **Bedroom** Second 12`11" x 10`11" 3pc Bathroom Second 7`5" x 5`0" Legal/Tax/Financial

Condo Fee: Title: Zoning: \$605 Fee Simple M-C1

Fee Freq: Monthly

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 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: gas barbeque
Property Listed By: Grand Realty

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

















