



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

171, 3437 42 Street NW  
Calgary, Alberta

MLS # A2286763



**\$567,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, French Door, Natural Woodwork, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Landmark Estates &mdash; an address that is in the heart of Calgary&rsquo;s NW. This rare three-bedroom residence offers over 1,836 square feet above grade, complemented by a fully finished lower level &mdash; a scale of living that feels expansive and increasingly rare at this price point. From the moment you step inside, the sense of space is immediate. Generous principal rooms, balanced proportions, and natural south-facing light create an atmosphere that feels both uplifting and inviting. The main floor flows effortlessly between living and dining spaces, ideal for both quiet evenings and larger gatherings. Expansive windows fill the home with natural light, creating an open yet inviting atmosphere. Upstairs, three true bedrooms offer rare flexibility and privacy. The spacious primary suite includes its own ensuite and generous closet space, while the additional bedrooms adapt easily for family, guests, or a home office. The finished lower level expands your lifestyle possibilities &mdash; a media lounge, fitness studio, creative workspace, or quiet escape &mdash; adapting as your needs evolve. There is an attached garage and manageable condo fees of \$600 per month support effortless ownership within a well-maintained community. Just moments from the University of Calgary, Market Mall, University District, Foothills Hospital and major transit routes. This location offers enduring value in one of Calgary&rsquo;s most respected neighbourhoods. This is a home that delivers substance with style.