



**280, 4037 42 Street NW**  
**Calgary, Alberta**

**MLS # A2294839**



**\$459,999**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Concrete, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** Compressor, water filtration and heating systems in the kitchen are all working but to be included as is conditions.

New Price! Nestled in the highly sought-after community of Varsity, this well maintained townhome is surrounded with mature trees and back onto a rare pond with tranquil green space views. Boasting a dramatic 10-foot ceiling in the living room, expansive windows, and stylish laminate flooring, the home is bright, airy, and inviting throughout. The spacious living room features a cozy wood-burning fireplace and provides direct access to the backyard with decks and red Adirondack chairs overlooking the pond. A formal dining area with a built-in wet bar enhances the home's entertaining appeal. The upgraded kitchen is well-appointed with granite countertops, stainless steel appliances, and a sun-filled breakfast nook. Upstairs, a flexible den/bonus space opens to a private balcony, ideal for a home office or reading area. Two generously sized bedrooms complete the upper level, including a primary suite with a walk-in/through closet and a private ensuite. Additional highlights include an attached tandem garage and an unbeatable location just minutes from Market Mall, the University of Calgary, and major hospitals. This exceptional property offers a perfect combination of comfort, style, and convenience.