



GRASSROOTS

REALTY GROUP

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285, 4037 42 Street NW
Calgary, Alberta

MLS # A2305648



\$585,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this contemporary fully developed townhome, where tasteful renovations and modern design come together to create an exceptional living experience. Offering over 2000 sq. ft. of thoughtfully designed living space, this bright and airy two-storey home delivers both style and functionality in an unbeatable location. From the moment you step inside, you'll appreciate the open floorplan and elevated finishes throughout. The stunning chef's kitchen is a true showpiece, featuring sleek quartz countertops, stainless steel appliances, an induction stove, and a versatile microwave hood fan that doubles as an air fryer and convection oven. Designed for both everyday living and entertaining, the adjacent dining area is spacious and refined to elevate your hosting experience. The inviting living room is anchored by a cozy fireplace, creating a warm and sophisticated ambiance. Sliding doors lead to a private deck and fully fenced backyard—perfect for relaxing or entertaining outdoors. Upstairs, the architectural open riser staircase leads to an expansive primary retreat with a beautifully renovated ensuite, offering a spa-like escape that includes a luxurious jacuzzi tub. A second bedroom, additional full bathroom, and a generous loft with a balcony provide flexible space ideal for a home office, lounge, or creative studio. The ground level adds even more versatility with a dedicated office space, laundry area, ample storage, and direct access to the attached garage. Located in a highly desirable area, this home offers close proximity to Market Mall, University of Calgary, and Foothills Medical Centre, along with parks, off-leash areas, and an abundance of amenities. Modern, refined, and move-in ready—this is elevated townhome living at its finest.

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