



GRASSROOTS

REALTY GROUP

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240, 4037 42 Street NW
Calgary, Alberta

MLS # A2319618



\$650,000

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,625 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Landscaped, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 719
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Among the most coveted Varsity Calgary homes for sale, this exceptional end-unit residence offers an oasis sanctuary within the city, blending serenity with everyday convenience in one of NW Calgary's most desirable corners. Spanning over 2,000 SqFt of beautifully renovated living space, this remarkable NW Calgary townhouse is arguably the finest unit within the complex, and it truly does not disappoint. Step inside and you are welcomed by hardwood flooring throughout and soaring high ceilings that lend an air of grandeur to every room. As you enter the main floor, your eye is drawn instantly to the magnificent views of the community pond, complete with a tranquil water feature and mature, lovingly tended landscaping. Few Calgary townhouse with pond views opportunities feel quite so serene. A striking wall of windows frames the scene and sets an elegant tone throughout. The living area invites you to unwind, with a cosy reading nook warmed by a wood-burning fireplace and a generous living room. Raised gently above, the dining space seats eight beneath designer lighting, flowing into a newly installed kitchen that is nothing short of a showpiece, with an oversized two-tone island, gleaming quartz countertops, stylish subway tiles, new stainless steel appliances including induction stove, and a welcoming eat-up bar. An open-riser hardwood staircase, finished with distinctive gold and blue railings, leads to the upper level. There, an open loft awaits beneath vaulted, wood-panelled ceilings, complete with a second wood-burning fireplace and private access to your own wraparound balcony, offering enchanting views of the pond below. The oversized master suite is a retreat in itself, boasting a walk-in closet, built-in wardrobes and a stunning en-suite with a large freestanding soaker tub, His & Hers vanities, a walk-in shower and a heated towel rail.

The lower level adds further versatility with laundry, abundant storage and a third bedroom. The oversized heated attached garage has been thoughtfully transformed into a home gym and soundproofed music studio, yet it could effortlessly be returned to parking. Outdoors, an oversized newly installed deck provides the ideal setting for summer evenings, and as a corner unit, this home enjoys far more space than most. The location is equally enviable, placing you among the most sought-after homes near Market Mall Calgary andnbsp;University of Calgary being just a 10 mins walk away. Foothills and Children's Hospital and Downtown Calgary are a short commute. For those exploring University of Calgary Real Estate or considering Foothills Hospital Calgary homes, this address offers unrivalled proximity to both. A rare gem within Varsity Calgary, this is a singular opportunity to enjoy refined living in one of the city's most treasured communities.