



1927 42 Street NW
Calgary, Alberta

MLS # A2321675



\$714,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 50
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully appointed modern farmhouse-style townhouse ideally situated directly across from a park, offering the perfect blend of style, comfort, and convenience. Boasting over 2,000 sq. ft. of developed living space, this fully finished home features 4 bedrooms and 3.5 bathrooms designed to accommodate families, professionals, and anyone seeking low-maintenance living without compromising on space. The bright and open main floor showcases 9-foot ceilings and stunning wide-plank white oak hardwood flooring throughout. The thoughtfully designed kitchen is both functional and elegant, featuring timeless white shaker cabinetry, quartz countertops, and high-end stainless steel appliances. The open-concept layout flows seamlessly into the dining and living areas, creating an ideal space for everyday living and entertaining. Upstairs, the spacious primary retreat offers 9-foot ceilings, a walk-in closet with a window, and a beautifully finished 3-piece ensuite complete with a walk-in shower featuring 10mm glass and a built-in bench. Two additional bedrooms, a full bathroom, and convenient upper-level laundry with linen storage complete the upper floor. The fully developed lower level continues the home's functional design with 9-foot ceilings, a large family room, dry bar, fourth bedroom, and an additional full bathroom perfect for guests, teenagers, or a home office setup. Large windows throughout flood the home with natural light, creating a warm and inviting atmosphere in every room. With a prime park-front location and thoughtful upgrades throughout, this move-in-ready home offers exceptional value and modern living at its finest.