

# \$649,900 - 161, 3437 42 Street Nw, Calgary

MLS® #A2203285

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,826 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**PRICE IMPROVEMENT!** Seize the exceptional opportunity to own a stunning townhouse in the highly desirable Varsity community. Units in the well-managed Landmark III Estates complex rarely come to market, and this freshly renovated gem is truly a must-see.

Perfectly located, this high-end home is within walking distance of Alberta Children's Hospital, Foothills Hospital, Bowmont Park, the University of Calgary, schools, the University District, Market Mall, medical centers, and much more. With convenient transit options and quick access to Shaganappi Trail, commuting is effortless, keeping you well-connected to the city's attractions and amenities.

Step inside to a spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patio—ideal for indoor/outdoor living during the summer. A large fireplace serves as a modern, cozy centerpiece, perfect for entertaining guests or relaxing with a warm drink.

The fully renovated kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, abundant storage, under cabinet lighting and generous prep space. A casual eating area sits adjacent, with a conveniently



located bathroom on the main floor. Upstairs, youâ€™ll find a spacious guest bedroom and a beautifully appointed full bathroom. The versatile sitting area can be transformed into a den, office, TV room, or even a third bedroom.

The oversized primary suite provides ample space to unwind, complete with built-in storage and a charming little Juliet balcony. The luxurious bathroom features double sinks, quartz countertops, marble tile flooring, a walk-in shower, and a freestanding soaker tub. A custom-built walk-in closet adds to the appeal of this sophisticated space.

Donâ€™t miss your chance to own this beautifully renovated, move-in-ready townhouse. Schedule a private viewing today by contacting your favorite realtor!

Built in 1980

**Essential Information**

MLS® #	A2203285
Price	\$649,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	161, 3437 42 Street Nw
Subdivision	Varsity

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2M7

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Front Drive, Insulated, Tandem
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	105
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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