## \$689,900 - 161, 3437 42 Street Nw, Calgary

MLS® #A2203285

#### \$689,900

2 Bedroom, 3.00 Bathroom, 1,826 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

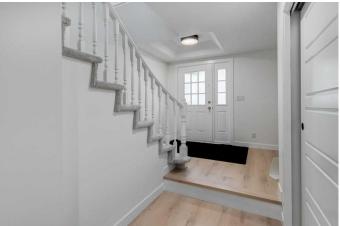
Seize the exceptional opportunity to own a stunning townhouse in the highly desirable Varsity community. Units in the well-managed Landmark III Estates complex rarely come to market, and this freshly renovated gem is truly a must-see.

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 patioâ€"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€<sup>™</sup>II 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.

Don'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	\$689,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	1980
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	161, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary

County Province Postal Code	Calgary Alberta T3A2M7	
Amenities		
Amenities Parking Spaces Parking # of Garages	None 3 Double Garage Attached, Front Drive, Insulated, Tandem 2	
Interior		
Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Chandelier, Quartz Counters	
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	Garden, Private Yard, BBQ gas line	
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	50	

# Listing Details

Zoning

Listing Office RE/MAX Realty Professionals

M-C1

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