

**145, 3437 42 Street NW
Calgary, Alberta**

MLS # A2223423



\$569,900

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|------------------|---|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,790 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Landscaped, No Neighbours Behind | | |

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|--------------------|--------------------------------------|-------------------|--------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 600 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Chandelier, Double Vanity | | |

Inclusions: n/a

Welcome to this stylish and thoughtfully updated townhome in the desirable Landmark Estates complex, located in Varsity. With over 2,100 sq ft of comfortable living space, modern upgrades, and a private, tree-shaded backyard, this home offers the perfect blend of convenience and functionality. The living room is warm and inviting, featuring custom built-in cabinetry around the fireplace for added character and smart storage, and trendy vinyl plank flooring through the main floor living space. Updated lighting throughout the home adds a contemporary touch, while newer windows bring in plenty of natural light (note: bay window in living room is original). The kitchen offers ample cupboard space, a pantry, an updated stove and fridge, and a large window over the sink, allowing in plenty of morning sunshine. A refreshed half bath on this level includes a modern sink and trendy light fixture. Upstairs, the spacious primary suite welcomes you with elegant French doors, access to a Juliet balcony, a walk-in closet, and an updated ensuite bathroom. The second bedroom is generously sized, while the third bedroom—once a den—has been fully enclosed with French doors, making it an ideal guest room or home office. A second full bath completes the upper level. The deck area is private with no rear neighbors—perfect for entertaining or relaxing under the shade of mature trees. The double tandem garage offers plenty of room for two vehicles and additional storage. There is laundry with additional storage in the utility room. Landmark Estates offers a peaceful, well-managed community within walking distance to Market Mall, the University of Calgary, and public transit. You're just minutes from Foothills Medical Centre, Children's Hospital, and the Bow River pathway system—ideal for walking, running, or biking.

Don't miss your chance to view this gem—schedule your showing today!