

212, 4037 42 Street NW  
Calgary, Alberta

MLS # A2240141



**\$545,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                                              |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 1,622 sq.ft.                                         | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached, Tandem                       |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Landscaped |               |                   |

|                    |                                    |                   |          |
|--------------------|------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile               | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 683   |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Cedar, Concrete, Wood Frame | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Open Floorplan, See Remarks        |                   |          |

**Inclusions:** N/A

WOW REVISED PRICING - LOCATION LOCATION - END unit with a&nbsp;POND location and the largest floor plan in the complex - this updated charming townhouse&nbsp;features close to 2000sq ft on 3 levels, plus 2 generously&nbsp;sized bedrooms.&nbsp;As you enter the home, you are greeted by an open foyer that leads you&nbsp;to the main level. Main level floor plan impresses - spacious living room with elegant wood burning fireplace, 10ft ceilings, large windows and access to the NEW deck - fully fenced it provides an idyllic outdoor entertainment area backing onto the pond with fountains. The living room is open plan to the dining area that features a built-in buffet area with wood slab countertop and sink. The kitchen was upgraded by the previous owner and includes Wolf appliances, new dishwasher, lots of storage and a bright breakfast nook area. A upgraded 1/2 bath completes this level. The Upper floor features new carpet, a loft/flex/office space with balcony that overlooks the pond area, a generous Primary suite with two closets and spacious ensuite complete with newer Toto toilet. A second bedroom offers a generous space and a full bathroom with skylight completes this level. Walkout basement features utility room with newer washing/dryer, storage and is connected to the Tandem heated attached garage (fits 2 cars).&nbsp;Situated in the desirable community of Varsity, this townhouse not only offers a comfortable living space but also provides access to a wealth of amenities including nearby shopping and parks, University District, U of C, Children's & Foothills Hospitals, LRT plus walking distance to Market Mall.