

**215, 4037 42 Street NW
Calgary, Alberta**

MLS # A2250214



\$564,987

Division:	Varsity		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	5.72 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 677
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

This rare 3-bedroom townhome combines elegance, comfort, and a prime location—tucked away on a quiet cul-de-sac and backing onto a tranquil fountained pond. Inside, a grand foyer and open staircase welcome you to an airy, light-filled layout. Gleaming hardwood floors, high decorative ceilings, and abundant new windows set the tone, while a stone fireplace anchors the spacious living room. The upgraded gourmet kitchen features premium appliances and timeless finishes—perfect for both everyday living and entertaining. Upstairs, the primary retreat boasts a renovated 4-piece ensuite with a jetted tub and a separate multi-head shower. Bathrooms throughout have been stylishly updated. The professionally finished lower level includes a third bedroom—a rare find in this complex—with panorama windows overlooking your private backyard oasis. Recent upgrades include a brand-new deck (2025), new furnace (2021), and a heated garage with electric heater for year-round comfort. Enjoy the peace of backing onto water features while being only minutes from the University of Calgary, Children’s Hospital, Market Mall, schools, and transit. This is the perfect balance of luxury, convenience, and tranquility—and one of the most desirable offerings in Shaganappi Estates.