# \$579,900 - 145, 3437 42 Street Nw, Calgary

MLS® #A2223423

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,790 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 bedroomâ€"once a denâ€"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 neighborsâ€"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 systemâ€"ideal for walking, running, or biking. Don't miss your chance to view this gemâ€"schedule your showing today!

#### Built in 1980

### **Essential Information**

MLS® # A2223423 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,790 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 145, 3437 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2M7

## **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Tandem

# of Garages 2

#### Interior

Interior Features Bookcases, Chandelier, Double Vanity

Appliances Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Few Trees, Landscaped, No Neighbours Behind

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 23rd, 2025

Days on Market 24

Zoning M-C1

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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