

\$625,000 - 121, 3437 42 Street Nw, Calgary

MLS® #A2148434

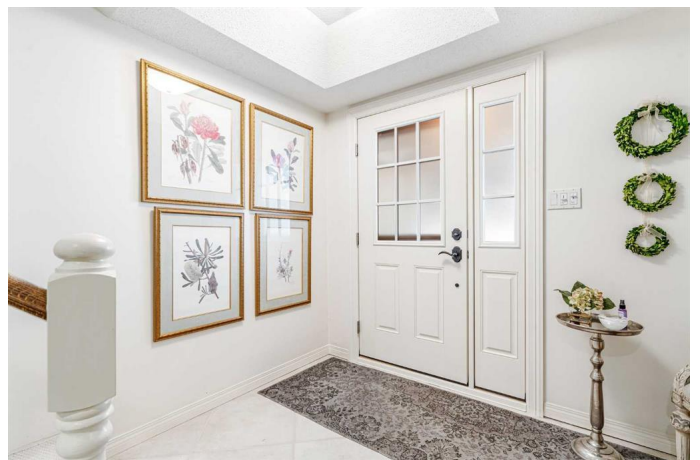
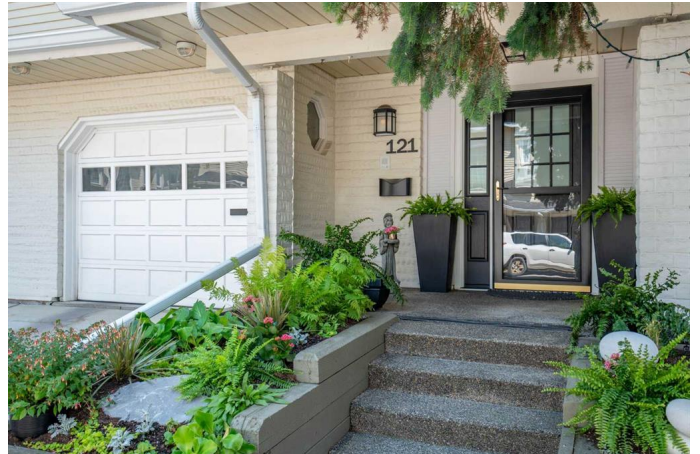
\$625,000

2 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Landmark Estates III unit 121! Homes in this sought after complex donâ€™t become available very often! This special community offers 13 acres of lush gardens, mature trees and three large ponds. It was designed as a retreat within the city and offers a park like setting within walking distance to the Childrenâ€™s Hospital, University District and Market Mall. This 2100plus sq ft townhome has been lovingly updated and cared for over the years. The foyer offers a generous space to welcome your guests with a double closet to accommodate outdoor gear. Level 1 also provides access to the tandem two car garage and laundry/utility room with a wall of built-in storage. The main floor is spectacular! A wood burning fireplace is a highlight and the wall of windows and patio doors to your private deck with views of the gardens and pond area are amazing. The living room and dining room are both large enough to entertain as well as cozy and inviting to relax solo or with a more intimate group. Hardwood floors were added on both the main and second floor and the principal areas have been freshly painted. The kitchen is bright and cheery with lots of storage and counter space and features a charming eat-in area. The fridge and dishwasher were new in 2020 and a water purifier and water softener are included. The second floor offers a total of two bedrooms and a loft space convenient for a home office or television area. Bedroom two is spacious with views of the pond and is



conveniently located beside the 4-piece bathroom. The primary suite is stunning, with double doors to the Juliet balcony as well as your ensuite with a soaker tub, double sinks and walk-in closet. This is a tastefully decorated timeless home in an unbeatable location minutes to University of Calgary, schools, LRT, Foothills Medical Centre, Bow River an easy commute to downtown. Don't miss the opportunity to have a look and go lifestyle in popular Varsity in a home you will love living in.

Built in 1980

Essential Information

MLS® #	A2148434
Price	\$625,000
Sold Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	121, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M7

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached
Waterfront	Pond

Interior

Interior Features	Central Vacuum, Closet Organizers, Crown Molding
Appliances	Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 19th, 2024
Days on Market	8
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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