

# \$550,000 - 147, 3437 42 Street Nw, Calgary

MLS® #A2203943

**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,686 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Landmark Estates! Discover this nicely updated two-bedroom, three-bathroom two storey townhome, offering almost 1700 square feet of thoughtfully designed living space in the sought-after community of Varsity. Nestled in one of the city's most desirable townhome complexes, Landmark Estates features serene walking paths, picturesque ponds, and charming seating areas—creating a tranquil retreat in the heart of the city. This home boasts an array of upgrades. The spacious main floor features hardwood inlay flooring, while the entryway, kitchen, and bathrooms are finished with tile. The kitchen features Corian countertops and stainless steel appliances. The seller has recently upgraded to triple-pane windows ensuring comfort and energy efficiency. Additional enhancements include heated flooring, crown mouldings, newer furnace and Hunter Douglas window coverings. A wood-burning fireplace creates a warm and inviting ambiance in the living room, where large windows allow an abundance of natural light to pour in. French doors lead to a private, oversized deck—perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, an open office space and an upgraded ensuite. A second full bathroom provides convenience and functionality. The tandem two-car garage offers ample storage, while the pet-friendly complex (with board approval) ensures a welcoming environment for your furry friends.



The unbeatable location is just a short walk to the University of Calgary, with Foothills & Children's Hospitals, Market Mall, VIP theatres and endless amenities only moments away. This home is move-in ready! Virtual tour available or call today for your private showing!

Built in 1980

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203943      |
| Price          | \$550,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,686         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 147, 3437 42 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 2M7                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Crown Molding, French Door, No Smoking Home, Open Floorplan, See Remarks              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line                           |
| Lot Description   | Low Maintenance Landscape, Private, See Remarks |
| Roof              | Asphalt Shingle                                 |
| Construction      | Aluminum Siding, Brick                          |
| Foundation        | Poured Concrete                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | M-C1 D75        |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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