

# \$609,900 - 161, 3437 42 Street Nw, Calgary

MLS® #A2248476

**\$609,900**

2 Bedroom, 3.00 Bathroom, 1,826 sqft

Residential on 0.00 Acres

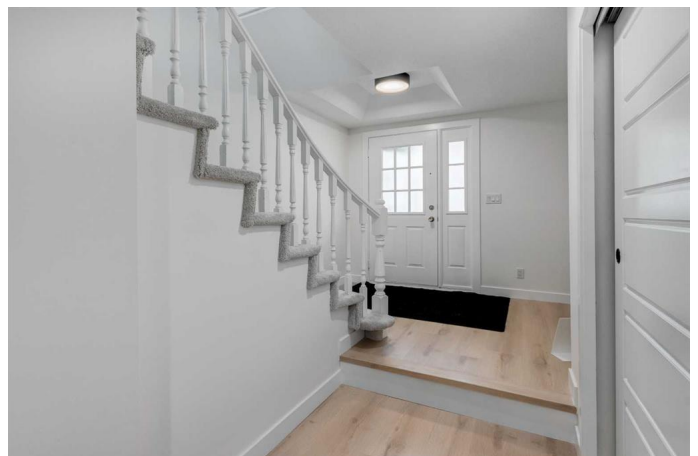
Varsity, Calgary, Alberta

Seize the exceptional opportunity to own a stunning townhouse in the highly desirable Varsity community. Units in the well-managed Landmark III Estates complex rarely come to market, and this freshly renovated gem is truly a must-see.

Perfectly located, this high-end home is within walking distance of Alberta Children's Hospital, Foothills Hospital, Bowmont Park, the University of Calgary, schools, the University District, Market Mall, medical centers, and much more. With convenient transit options and quick access to Shaganappi Trail, commuting is effortless, keeping you well-connected to the city's attractions and amenities.

Step inside (or drive-in via a double tandem garage) to a spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patio—ideal for indoor/outdoor living during the summer. A large fireplace serves as a modern, cozy centerpiece, perfect for entertaining guests or relaxing with a warm drink.

The fully renovated kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, abundant storage, under cabinet lighting and generous prep space. A casual eating area sits adjacent, with a conveniently



located bathroom on the main floor. Upstairs, youâ€™ll find a spacious guest bedroom and a beautifully appointed full bathroom. The versatile sitting area can be transformed into a den, office, TV room, or even a third bedroom.

The oversized primary suite provides ample space to unwind, complete with built-in storage and a charming little Juliet balcony. The luxurious bathroom features double sinks, quartz countertops, marble tile flooring, a walk-in shower, and a freestanding soaker tub. A custom-built walk-in closet adds to the appeal of this sophisticated space.

Donâ€™t miss your chance to own this beautifully renovated, move-in-ready townhouse. Schedule a private viewing today by contacting your favorite realtor!

Built in 1980

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248476      |
| Price          | \$609,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,826         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 161, 3437 42 Street Nw |
| Subdivision | Varsity                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A2M7  |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | None                                                   |
| Parking Spaces | 3                                                      |
| Parking        | Double Garage Attached, Insulated, Front Drive, Tandem |
| # of Garages   | 2                                                      |

### **Interior**

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Chandelier, Central Vacuum |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Oven                                                                                                                    |
| Heating           | Forced Air, Fireplace(s)                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Partial                                                                                                                                                                               |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                          |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Brick, Aluminum Siding                                                      |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 75                |
| Zoning         | M-C1 d75          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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