

# \$679,900 - 261, 4037 42 Street Nw, Calgary

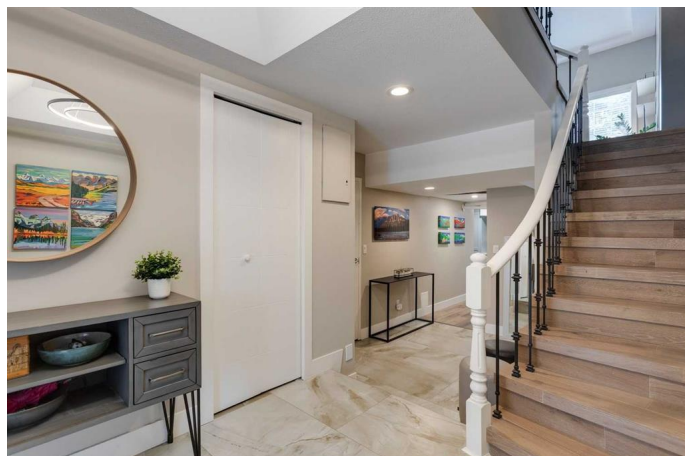
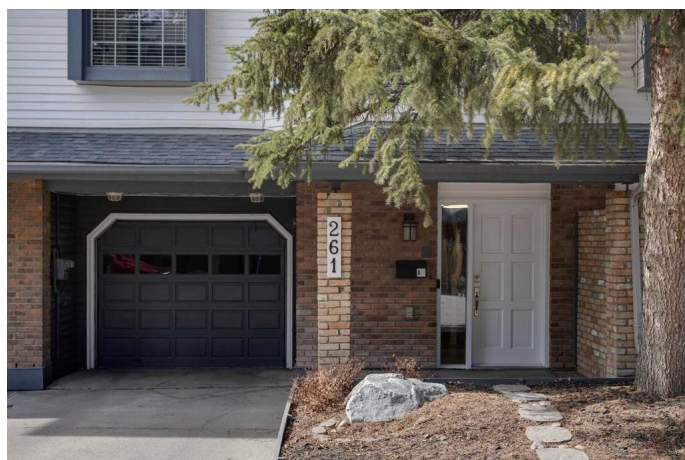
MLS® #A2205745

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,615 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Shaganappi Estates! This stunning three-bedroom renovated townhome is situated in Varsity, one of Calgary's most sought-after neighbourhoods. From the moment you step inside, you will feel the charm and sophistication of this impeccably maintained home. Featuring a peaceful outdoor space and interiors that have been thoughtfully curated, this property offers the perfect balance of comfort and luxury. The foyer provides a spacious and inviting area to welcome your guests. Additionally, you will find a beautifully renovated laundry room, a utility room, and a convenient garage. The main level is bathed in natural light, featuring an open-concept design that effortlessly connects the living room, dining area, kitchen and powder room. The living room is stunning, showcasing high ceilings, a striking fireplace and a wall of windows that create a welcoming and perfect space for entertaining. The kitchen is a true standout, thoughtfully designed with modern cabinetry, sleek quartz countertops, stainless-steel appliances, a charming eat-in area, and a spacious island that enhances both functionality and style. The open riser staircase leads you upstairs to the primary bedroom complete with a walk-in closet and a four-piece ensuite. You will find a four-piece guest bathroom and two flexible bedrooms, ideal for a growing family or easily adaptable as a home office or guest room. The private backyard offers a peaceful retreat, perfect for relaxing and enjoying the outdoors. Whether



you are enjoying a morning coffee on the patio or hosting a summer barbecue with friends and family, this inviting space is ready to help you make lasting moments. Other features of this exceptional home include Hunter Douglas blinds (2020) Patented ZG-SHIELD® POLYUREA garage floor (2021), Furnace, tankless water heater, water softener and reverse osmosis water drinking system (2022), toilets and kitchen faucet (2022), central air and a smart thermostat (2023), humidifier (2024), garage shelving and laundry room renovation (2024). Tucked away in one of Northwest Calgary's most picturesque and established neighborhoods, Varsity is a community brimming with character and charm. This dynamic area is ideally located near a range of amenities, including the University of Calgary, Market Mall, Children's Hospital, Foothills Medical Centre, and University District, making daily errands effortless. With just a twenty-minute drive to downtown and quick access to 16 Avenue and Stoney Trail, the location could not be more convenient. You'll truly enjoy calling this place home.

Built in 1979

### Essential Information

MLS® #	A2205745
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey  
Status Active

### Community Information

Address 261, 4037 42 Street Nw  
Subdivision Varsity  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3A2M9

### Amenities

Amenities None  
Parking Spaces 2  
Parking Concrete Driveway, Front Drive, Off Street, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony  
Lot Description Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025

Days on Market 9  
Zoning M-C1

### **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.