

# \$599,900 - 136, 3437 42 Street Nw, Calgary

MLS® #A2220673

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,805 sqft

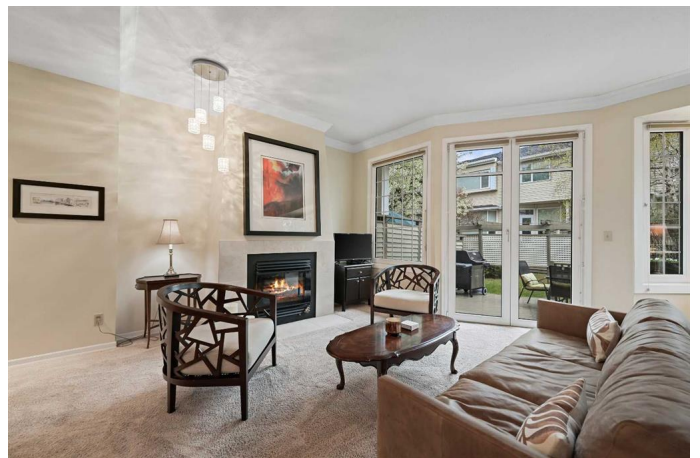
Residential on 0.00 Acres

Varsity, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 1,  
2:00-4:00pm New Price Enjoy spacious living  
in sought-after Varsity with this beautifully  
updated 2-bedroom and a den , 2.5-bath  
townhouse. You will find the perfect blend of  
comfort and convenience, with more than  
2,100 sq ft of living space over three fully  
finished levels, in an unbeatable location.

This home features an open-concept main  
floor, perfect for entertaining. The generous  
living space has a bright and spacious floor  
plan with large windows that let in plenty of  
natural light. The living room is centered  
around an attractive fireplace, and opens onto  
a tranquil, private deck overlooking manicured  
green space. An elevated dining room, and  
updated kitchen with nook, plus powder room,  
finish off the main floor. Upstairs you will find a  
large master bedroom with ensuite and walk-in  
closet, a second sizable bedroom, a second  
full bathroom, plus a bright den. Interiors have  
been updated with beautiful hardwood floors in  
the dining and kitchen areas, quality carpets,  
newer appliances, modern windows and  
custom blinds.

An exceptional location, situated in a quiet  
area of the complex, and with a sunny  
south-facing patio backing onto greenspace.  
Landmark III is known for its careful  
landscaping and beautiful setting, with multiple  
ponds for the community to enjoy. Within easy  
walking distance of the University of Calgary,  
C-Train stations, parks, trails, shops, and all  
the buzz and amenities of the University



District, and close proximity to commuter routes.

Whether you're relaxing at home or exploring the vibrant local area, this townhouse offers the lifestyle you've been looking for. Donâ€™t miss your chance to own this move-in ready gem!

Built in 1980

**Essential Information**

MLS® #	A2220673
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	136, 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	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	21
Zoning	M-C1

## Listing Details

Listing Office	Calgary West Realty
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