

**163, 3437 42 Street NW**  
**Calgary, Alberta**

**MLS # A2283169**



**\$599,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Cabinet in living room, floor cabinet in dining room, cabinet and filing cabinet in den are all included. 2 tire racks in garage also included.

\* SEE VIDEO \* This stylish 2 bedroom, 2.5 bath plus bonus room townhome is perfectly suited for the urban buyer seeking comfort, design, and convenience. Tastefully updated throughout, the main floor features rich hardwood floors, a raised dining area, and a spacious living room centered around an elegant wood-burning fireplace with gas assist. Natural light pours in through French doors that open to a private, west-facing deck equipped with a BBQ gas line &mdash; ideal for relaxing and entertaining. The European-inspired kitchen showcases granite countertops, stainless steel appliances w/ gas stove, and a bright eating nook. Upstairs, you&rsquo;ll find a cozy bonus room/den, a generous primary suite with a stunning ensuite complete with glass shower, soaker tub, heated floors, and a walk-in closet with custom organizers. Step out onto the charming balcony, perfect for enjoying your morning coffee or evening sunsets. A spacious second bedroom and 3-piece bathroom complete the upper level. The lower level offers a large laundry and utility area with ample storage, a newer furnace, and a double tandem garage. Ideally situated just minutes from Market Mall, the University District, top schools, and a wide range of shopping and dining options, this home also enjoys close proximity to the University of Calgary, Shouldice Athletic Park, Edworthy Park, transit, and quick access to Shaganappi Trail &mdash; making city living effortless. This exceptional opportunity won&rsquo;t last long &mdash; book your private showing today!