

# \$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, Window Coverings, Washer/Dryer Stacked
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	Brick, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	14
Zoning	M-C1 D75

### **Listing Details**

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

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.