\$564,987 - 215, 4037 42 Street Nw, Calgary

MLS® #A2250214

\$564,987

4 Bedroom, 3.00 Bathroom, 1,647 sqft Residential on 5.72 Acres

Varsity, Calgary, Alberta

This rare 3-bedroom townhome combines elegance, comfort, and a prime locationâ€"tucked away on a quiet cul-de-sac and backing onto a tranquil fountained pond. Inside, a grand foyer and open staircase welcome you to an airy, light-filled layout. Gleaming hardwood floors, high decorative ceilings, and abundant new windows set the tone, while a stone fireplace anchors the spacious living room. The upgraded gourmet kitchen features premium appliances and timeless finishesâ€"perfect for both everyday living and entertaining.

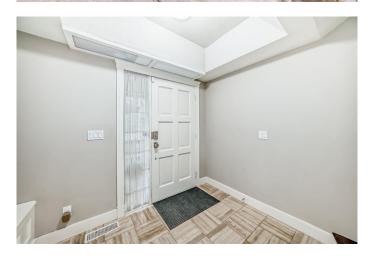
Upstairs, the primary retreat boasts a renovated 4-piece ensuite with a jetted tub and a separate multi-head shower. Bathrooms throughout have been stylishly updated. The professionally finished lower level includes a third bedroomâ€"a rare find in this complexâ€"with panorama windows overlooking your private backyard oasis. Recent upgrades include a brand-new deck (2025), new furnace (2021), and a heated garage with electric heater for year-round comfort.

Enjoy the peace of backing onto water features while being only minutes from the University of Calgary, Children's Hospital, Market Mall, schools, and transit.

This is the perfect balance of luxury, convenience, and tranquilityâ€"and one of the most desirable offerings in Shaganappi Estates.







Essential Information

MLS® # A2250214 Price \$564,987

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,647 Acres 5.72 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 215, 4037 42 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2M9

Amenities

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home, Storage

Appliances Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Yard, Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Brick, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025

Zoning M-C1 d75

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.