

# \$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 location—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 finishes—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 bedroom—a rare find in this complex—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 tranquility—and one of the most desirable offerings in Shaganappi Estates.



Built in 1979

## 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
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