

# \$645,800 - 261, 4037 42 Street Nw, Calgary

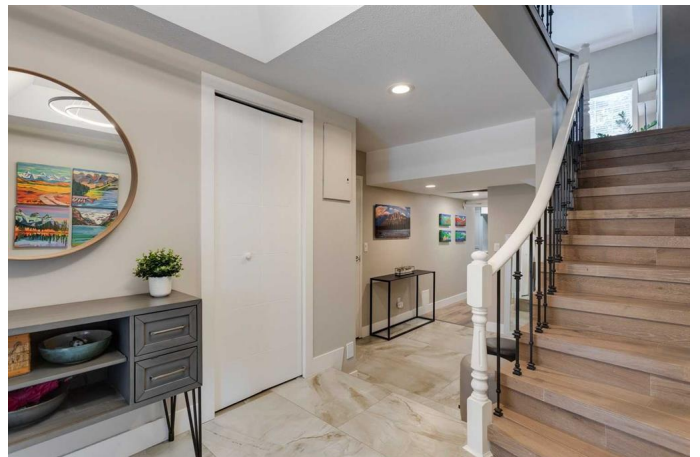
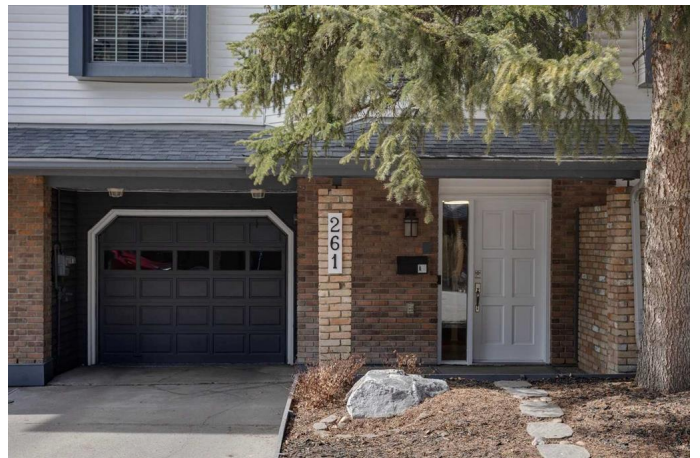
MLS® #A2205745

**\$645,800**

3 Bedroom, 3.00 Bathroom, 1,615 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

New Price!!! Welcome to Shaganappi Estates. This stunning three-bedroom renovated townhome is situated in Varsity, one of Calgary's most sought-after neighbourhoods. From the moment you step inside, you will feel the charm and sophistication of this impeccably maintained home. Featuring a peaceful outdoor space and interiors that have been thoughtfully curated, this property offers the perfect balance of comfort and luxury. The foyer provides a spacious and inviting area to welcome your guests. Additionally, you will find a beautifully renovated laundry room, a utility room, and a convenient garage. The main level is bathed in natural light, featuring an open-concept design that effortlessly connects the living room, dining area, kitchen and powder room. The living room is stunning, showcasing high ceilings, a striking fireplace and a wall of windows that create a welcoming and perfect space for entertaining. The kitchen is a true standout, thoughtfully designed with modern cabinetry, sleek quartz countertops, stainless-steel appliances, a charming eat-in area, and a spacious island that enhances both functionality and style. The open riser staircase leads you upstairs to the primary bedroom complete with a walk-in closet and a four-piece ensuite. You will find a four-piece guest bathroom and two flexible bedrooms, ideal for a growing family or easily adaptable as a home office or guest room. The private backyard offers a peaceful retreat, perfect for



relaxing and enjoying the outdoors. Whether you are enjoying a morning coffee on the patio or hosting a summer barbecue with friends and family, this inviting space is ready to help you make lasting moments. Other features of this exceptional home include Hunter Douglas blinds (2020) Patented ZG-SHIELD® POLYUREA garage floor (2021), Furnace, tankless water heater, water softener and reverse osmosis water drinking system (2022), toilets and kitchen faucet (2022), central air and a smart thermostat (2023), humidifier (2024), garage shelving and laundry room renovation (2024). Tucked away in one of Northwest Calgary's most picturesque and established neighborhoods, Varsity is a community brimming with character and charm. This dynamic area is ideally located near a range of amenities, including the University of Calgary, Market Mall, Children's Hospital, Foothills Medical Centre, and University District, making daily errands effortless. With just a twenty-minute drive to downtown and quick access to 16 Avenue and Stoney Trail, the location could not be more convenient. You'll truly enjoy calling this place home.

Built in 1979

Essential Information

MLS® #	A2205745
Price	\$645,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	1979
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	261, 4037 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2M9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Walk-In Closet(s), Double Vanity, Quartz Counters, Skylight(s), Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	81
Zoning	M-C1

**Listing Details**

Listing Office	MaxWell Canyon Creek
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