

# \$599,900 - 203, 4037 42 Street Nw, Calgary

MLS® #A2224198

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This beautifully updated and immaculately cared-for home offers sophisticated living in one of the city's most desirable locations. Recently renovated, it features rich maple hardwood flooring throughout the main and upper levels, a stylish kitchen with granite countertops, stainless steel appliances, and fully upgraded bathrooms with premium Kohler fixtures. The spacious, open-concept main floor is ideal for entertaining. French doors off the living room open to your private, fully fenced garden oasis with direct street access—perfect for guests and one of the few units in the complex offering this unique feature. Upstairs, you'll find a luxurious primary retreat with double closets and a spa-inspired ensuite, complete with a multi-jet oversized shower. A second large bedroom, a fully renovated second bath, and a bright open den/family room with access to a sunny balcony complete the upper level. The fully finished lower level includes a functional laundry room with sink and cabinetry, plus a versatile flex room. All of this in a prime location near Foothills Hospital, Alberta Children's Hospital, University District and the University of Calgary, and Market Mall. This one checks all the boxes—come see it today!

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2224198      |
| Price          | \$599,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,511         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 203, 4037 42 Street Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A2M9                 |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)                   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Private Yard    |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Brick, Cedar, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 5              |
| Zoning         | M-C1           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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