

# \$609,900 - 136, 3437 42 Street Nw, Calgary

MLS® #A2220673

**\$609,900**

2 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Enjoy spacious living in sought-after Varsity with this beautifully updated 2-bedroom and a den, 2.5-bath townhouse. You will find the perfect blend of comfort and convenience, with more than 2,100 sq ft of living space over three fully finished levels, in an unbeatable location.

This home features an open-concept main floor, perfect for entertaining. The generous living space has a bright and spacious floor plan with large windows that let in plenty of natural light. The living room is centered around an attractive fireplace, and opens onto a tranquil, private deck overlooking manicured green space. An elevated dining room, and updated kitchen with nook, plus powder room, finish off the main floor. Upstairs you will find a large master bedroom with ensuite and walk-in closet, a second sizable bedroom, a second full bathroom, plus a bright den. Interiors have been updated with beautiful hardwood floors in the dining and kitchen areas, quality carpets, newer appliances, modern windows and custom blinds.

An exceptional location, situated in a quiet area of the complex, and with a sunny south-facing patio backing onto greenspace. Landmark III is known for its careful landscaping and beautiful setting, with multiple ponds for the community to enjoy. Within easy walking distance of the University of Calgary, C-Train stations, parks, trails, shops, and all the buzz and amenities of the University District, and close proximity to commuter



routes.

Whether you're relaxing at home or exploring the vibrant local area, this townhouse offers the lifestyle you've been looking for. Donâ€™t miss your chance to own this move-in ready gem!

Built in 1980

**Essential Information**

MLS® #	A2220673
Price	\$609,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	136, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	3
Zoning	M-C1

## Listing Details

Listing Office	Calgary West Realty
----------------	---------------------

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.