

# \$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	9
Zoning	M-C1

**Listing Details**

Listing Office	Royal LePage Solutions
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