

# \$637,900 - 147, 3437 42 Street Nw, Calgary

MLS® #A2261317

**\$637,900**

2 Bedroom, 3.00 Bathroom, 2,013 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**\*\*OPEN HOUSE - Sat. Oct. 4th from 11am-2pm\*\*** Or check out our 24-7 Virtual Open House! Welcome to this stunning renovated townhome in the highly sought-after community of Varsity! Offering over 2,000 sq.ft. of stylish developed living space, this home perfectly combines modern elegance, functionality, and location. The main level features gorgeous hardwood floors throughout, oversized windows, bright modern tones, and professional design elements that create a warm, contemporary atmosphere. The spacious living room showcases a custom fireplace and overlooks the private yard with mature landscaping and a large deck—an ideal retreat for outdoor entertaining or relaxing in your own oasis. The chef-inspired kitchen is a showstopper with custom cabinetry, quartz countertops, stainless steel appliances, recessed lighting, and a charming breakfast nook, while the adjoining dining area boasts a custom pantry and display case for additional storage and style. A convenient two-piece bath and rear yard access complete this level. Ascend the open riser staircase to discover a versatile bonus room, two spacious bedrooms, and two full bathrooms. The primary suite is an inviting retreat with a walk-in closet and a beautifully updated ensuite featuring dual vanities and a walk-in shower. Additional highlights include an oversized attached single-tandem garage, ground floor laundry, and generous storage throughout. Residents also enjoy beautifully



landscaped grounds, tranquil ponds, and lush greenspace within the complex, offering a peaceful setting just outside your door. All of this comes with an unbeatable location steps from Market Mall, parks, top-rated schools, and minutes to the University District, U of C, Foothills Hospital, Alberta Children’s Hospital, and major routes. This one-of-a-kind townhome offers a rare opportunity to own a beautifully renovated property in one of Calgary’s most desirable neighborhoods—don’t miss it!

Built in 1980

**Essential Information**

MLS® #	A2261317
Price	\$637,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	147, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M7

**Amenities**

Amenities	None
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Parking Spaces	3
Parking	Single Garage Attached, Driveway, Garage Faces Front, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	M-C1 d75

## Listing Details

Listing Office	Real Broker
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