

# **\$535,000 - 179, 3437 42 Street Nw, Calgary**

MLS® #A2212443

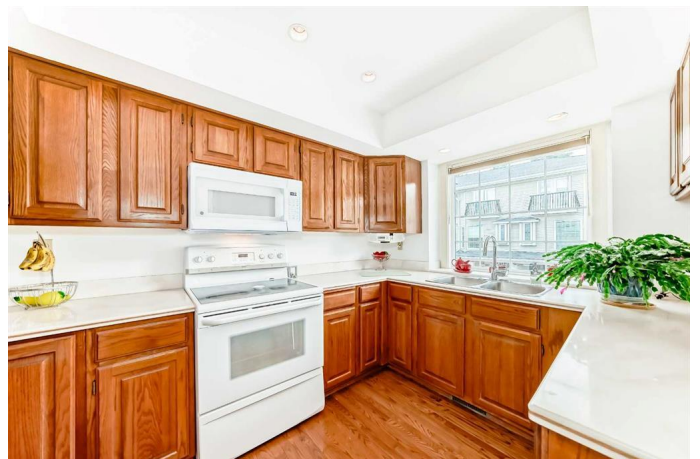
**\$535,000**

2 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome home to this incredibly well maintained property in Landmark Estates III. We are proud to be offering this 2 bedroom 3.5 bath home with Bonus Room/ Den in the community of Varsity. Where do we start- on the entry level is the Laundry / Mechanical room with storage and the Garage entrance. Notice how spacious this area is to welcome guests! Up on the Main floor is the Kitchen with eating area. Nice and bright with windows facing west and solid wood cabinetry. There is a formal Dining area and a sunken Living Room with Fireplace and a Garden door out to your private patio. Our client has planted perennials to add to the beauty outside. Back inside notice the generous living space and the incredible Hardwood Flooring! Upstairs are the primary and second bedroom PLUS a Bonus Living space perfect for a home office or TV area. The Primary Bedroom comes complete with a 4 piece ensuite with sunken, soaker tub and 3 generous sized mirrored closets. The Single Attached Tandem Garage is so clean with its epoxy flooring and newer garage door. Perfect for 2 cars or one and extra storage. Some residents have made the tandem area into an exercise space. Landmark Estates III is a well maintained complex. On the west side is a beautiful park with ponds for the Landmark Community to enjoy! You will not be disappointed living here. Close to Market Mall, Restaurants, Schools and all that Varsity has to offer. View this home today and Live here tomorrow!



Built in 1980

### Essential Information

MLS® #	A2212443
Price	\$535,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	179, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M7

### Amenities

Amenities	Park
Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Insulated, See Remarks, Single Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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