

\$600,000 - 239, 4037 42 Street Nw, Calgary

MLS® #A2269626

\$600,000

3 Bedroom, 3.00 Bathroom, 1,958 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

A rare find! This fully renovated townhouse is in one of the best locations in the entire complex, facing green space and backing onto a large, serene pond! As you enter you will notice the grand front foyer with fresh paint, new floors and a gorgeous, curved staircase complete with elegant railing. Creating the perfect blend of modern upgrades and timeless charm. The lower level features room for a home office or gym space, also on the lower level are heated floors, a laundry room with a utility sink, convenient access to your attached garage, and a spacious mudroom to keep the mess down and away. The expansive open concept main floor draws in a ton of natural light, with gleaming hardwood floors, a large living room, show casing a gas fireplace with tile detail. Enjoy direct access to a huge redone deck with a picturesque backyard, including lush landscaping, a pond with soothing fountains creating a peaceful ambiance that just feels like home! The living room seamlessly connects to the formal dining creating an inviting atmosphere and show cases a custom built in hutch detail. Around the corner is the gourmet kitchen which is sure to impress. Highlighted by new modern cabinets that reach to the ceiling, a stunning waterfall stone counter, a sink that looks onto the greenspace, tile backsplash, built in ovens and a gas cook top. Complete with a breakfast nook and a powder room tucked away for privacy. Upstairs you will find the large primary with a walk in closet and spa inspired ensuite.



This is a true sanctuary with heated tile floors, dual sinks, a fully tiled shower, and a luxurious free standing tub with fireplace makes it the perfect place to unwind. There are two additional well sized bedrooms one with its own balcony overlooking the pond and another renovated 4pc bathroom. No detail was overlooked from upgraded designer lights, paint finish ceilings, new plumbing fixtures, new windows, and open riser stairs. This home has so much to offer centrally located close to Market mall, the University, Hospitals, Restaurants, City Transit, Parks, Schools, and the Neighbourhood Pathway System. Schedule your private showing or view the 3D tour today!

Built in 1979

Essential Information

MLS® #	A2269626
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,958
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	239, 4037 42 Street NW
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A 2M9

Amenities

Amenities Community Gardens, Park
Parking Spaces 2
Parking Single Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances Built-In Oven, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Bath
Basement None

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 7
Zoning M-C1 d75

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.