

# \$569,900 - 145, 3437 42 Street Nw, Calgary

MLS® #A2223423

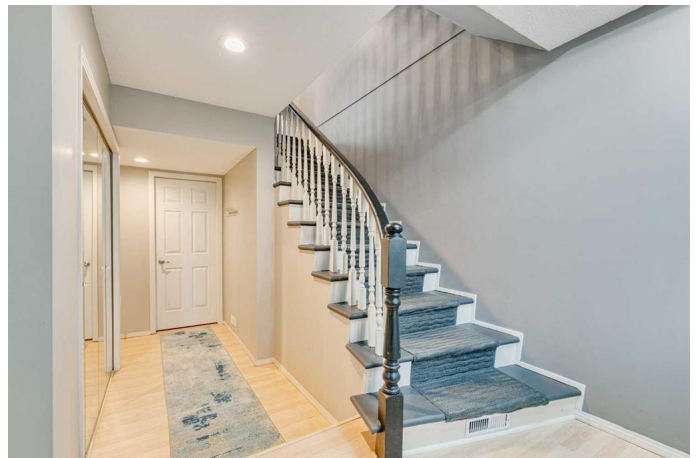
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this stylish and thoughtfully updated townhome in the desirable Landmark Estates complex, located in Varsity. With over 2,100 sq ft of comfortable living space, modern upgrades, and a private, tree-shaded backyard, this home offers the perfect blend of convenience and functionality. The living room is warm and inviting, featuring custom built-in cabinetry around the fireplace for added character and smart storage, and trendy vinyl plank flooring through the main floor living space. Updated lighting throughout the home adds a contemporary touch, while newer windows bring in plenty of natural light (note: bay window in living room is original). The kitchen offers ample cupboard space, a pantry, an updated stove and fridge, and a large window over the sink, allowing in plenty of morning sunshine. A refreshed half bath on this level includes a modern sink and trendy light fixture. Upstairs, the spacious primary suite welcomes you with elegant French doors, access to a Juliet balcony, a walk-in closet, and an updated ensuite bathroom. The second bedroom is generously sized, while the third bedroom—once a den—has been fully enclosed with French doors, making it an ideal guest room or home office. A second full bath completes the upper level. The deck area is private with no rear neighbors—perfect for entertaining or relaxing under the shade of mature trees. The double tandem garage offers plenty of room for two vehicles and additional storage. There is laundry with



additional storage in the utility room. Landmark Estates offers a peaceful, well-managed community within walking distance to Market Mall, the University of Calgary, and public transit. You're just minutes from Foothills Medical Centre, Children's Hospital, and the Bow River pathway system—ideal for walking, running, or biking. Don't miss your chance to view this gem—schedule your showing today!

Built in 1980

**Essential Information**

MLS® #	A2223423
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	145, 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	Bookcases, Chandelier, Double Vanity
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Few Trees, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	39
Zoning	M-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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