



\$ 519,900.00

171 3437 42 STREET NW CALGARY

<https://paulbrinton.com>

Executive 2-storey townhouse in sought after Varsity townhouse complex located in Landmark Estates. 3 bedrooms plus a flex room and 3 bathrooms. Very bright and open plan. Recently painted throughout, upgraded throughout. Hardwood floors on the main floor, ceramic tile floorings in the bathrooms and kitchen. Large great room with...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1151697

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Year built: 1980

Parking: Single Garage Attached

Post Updated: 2021-11-22 21:22:16

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 10/10/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Parking,Snow Removal,Visitor Parking

Community Features: Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Partial

Cooling: None

Interior Features: No Smoking Home

Roof Type: Asphalt Shingle,Shingle

Total Parking: 2

Flooring: Carpet,Hardwood

Fireplace Features: Gas

Exterior Features: Private Yard

District: CAL Zone NW

Inclusions: Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Hood Fan, All window coverings, Garage door opener with control

Lot Features: Cul-De-Sac,Few Trees,Landscaped,Many Trees,Paved

Heating Type: Forced Air,Natural Gas



PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Electric Dryer Hookup, In Basement, Washer Hookup

Zoning: M-C1 d75

Transaction Type: For Sale

List Price Square Foot: \$ 291.20

Title Land: Fee Simple

Photo Count: 25

Rooms Above Grade: 6

Unit Exposure: S

Unit Number: 171

Construction Materials: Vinyl Siding, Wood Frame, Wood Siding

Suite: No

Foundation: Poured Concrete

Frontage Metres: 0M 0`0"

Appliances: Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings

Living Area SF: 1819.73

Subdivision Name: Varsity

Structure Type: Four Plex

Restrictions: Board Approval, Pet Restrictions or Board approval Required

