

# \$550,000 - 162, 3437 42 Street Nw, Calgary

MLS® #A2235152

**\$550,000**

2 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

**\*\* LOCATION â€“ LOCATION \*\*** in Varsity Village. **\*\* WALK** to University of Calgary, University District (with all its shops, pubs & eateries), Market Mall, University Research Park, both Public & Catholic Schools -and- LRT. **\*\* ALSO**, very close to the Foothills Hospital, the Childrenâ€™s Hospital and the new world class Cancer Centre. **\*\* EASY** access to all NW major traffic arteries in all directions. **\*\* LOCATED** on a very quiet tree lined cul-de-sac bay where homes seldom come to the market. **\*\* OVERSIZED** private yard with mature trees and landscaping, backing onto a community walking/biking path. **\*\***

Built in 1980

## Essential Information

MLS® #	A2235152
Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,047
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status	Active
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## Community Information

Address	162, 3437 42 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M7

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Loft
Basement	None

## Exterior

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

## Additional Information

Date Listed	June 27th, 2025
Days on Market	6
Zoning	(SR)

## Listing Details

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