

220, 4037 42 Street NW  
Calgary, Alberta

MLS # A2213742



# \$674,900

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 677
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	fridge in garage		

If you want a POND location this is it. This is the one of the best located townhouse in the entire complex. The unit backs south onto the main, large pond and has an oversized deck (22ft x 11ft). The entire townhouse has been updated with high quality finishings. The main level has an open plan with large windows that have views of the pond. The fireplace has been converted to gas. New vinyl plank flooring throughout the dining and kitchen areas. New staircase leading to upper level + spindles/railing updated. The kitchen has had a complete makeover with granite counter tops, high quality cherry cabinets & SS appliances. A large dining room that seats many overlooks the spacious living room area. An eating bar off of the kitchen for those short and quick meals. A 2 piece bathroom with the same cabinetry and granite counter tops. The upper level has 2 good size bedrooms along with a deck facing south that overlooks the POND. The primary bedroom is quite large and has its own walk in closet. The bathroom has been reconfigured and has been entirely updated. Heated floors along with new tile, a walk in shower, 2 sinks and granite countertops. The garage (30ft x 11ft) has a new epoxy floor cover, spray foam insulation in the ceiling, new door along with pot lights for extra lighting. This level also has a new water tank, water softener, new sink added next to the laundry and new flooring with water proof underlay. Townhouse a short walk/drive to the ever popular and growing University District, Market Mall and quick access to downtown. Don't miss this glorious opportunity to live on the pond!