

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

MLS® #A2235152

**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,801 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	1,801
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status	Active
--------	--------

### 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	Bookcases, Built-in Features, Walk-In Closet(s)
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	18
Zoning	(SR)

### Listing Details

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.