



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

129, 3437 42 Street NW  
Calgary, Alberta

MLS # A2221720



\$679,990

|             |                                                                                                                                                        |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Central                                                                                                                                                | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                      | Sewer:     | -      |
| Roof:       | Asphalt                                                                                                                                                | Condo Fee: | \$ 605 |
| Basement:   | Finished, See Remarks, Walk-Out To Grade                                                                                                               | LLD:       | -      |
| Exterior:   | Aluminum Siding                                                                                                                                        | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                                                                                        | Utilities: | -      |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage |            |        |
| Inclusions: | n/a                                                                                                                                                    |            |        |

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE. Stunning Renovated Townhome in Varsity &ndash; Over 2,000 SqFt of Stylish Living! Welcome to this beautifully updated townhome in the sought-after community of Varsity! Offering over 2,000 sq.ft. of developed living space, this home seamlessly blends luxury, functionality, and location. Step inside to discover high-end finishes throughout, including luxury vinyl plank flooring, bright modern paint tones, oversized windows, and professional design elements that create a warm and contemporary feel. The spacious living room features a custom fireplace and overlooks your private rear yard with a deck and mature landscaping&mdash;perfect for outdoor relaxation. The chef-inspired kitchen is a showstopper with custom cabinetry, quartz countertops, stainless steel appliances, recessed lighting, and a charming breakfast nook. A 2-piece bathroom and rear yard access completes this level. Upstairs, enjoy a bonus room, two full bathrooms, and two generous bedrooms. The primary retreat is a dream with a spa-inspired ensuite featuring a soaker tub, walk-in shower, dual vanities, and a walk-in closet for ultimate organization. Additional highlights include an oversized attached single garage, main floor laundry and tons of storage throughout. Enjoy the beautifully fenced yard and expansive deck&mdash;perfect for outdoor entertaining, summer BBQs, or simply relaxing in your own private oasis. All of this just steps from Market Mall, parks, top-rated schools, and with quick access to the University District, U of C, Alberta Children&rsquo;s Hospital, and more! Don&rsquo;t miss this one-of-a-kind opportunity in an unbeatable location!