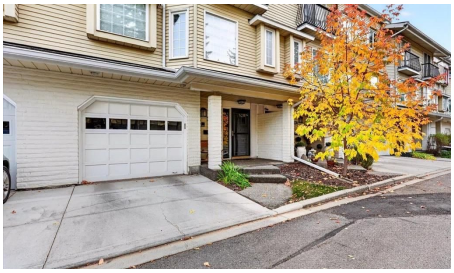
172 3335 42 Street NW

Calgary | Active | MLS® A2356718

$524,999









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1980**	**1,749.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Discover comfortable townhouse living in the coveted Landmark Estates, nestled in the established NW community of Varsity. This well-maintained 2-bedroom, 2.5-bathroom home offers a spacious and functional layout with plenty of room to entertain and relax. The main entrance welcomes you with a generous foyer and mudroom conveniently located off the double tandem garage. Upstairs, you'll find an expansive living room and dining area, creating an inviting space for everyday living and entertaining. Step directly off the living room onto a beautiful rear deck, perfect for summer BBQs, outdoor entertaining and enjoying warm evenings. The kitchen features ample workspace, stainless steel appliances and a charming breakfast nook. The upper level offers an excellent bonus room, a spacious primary bedroom complete with a massive 5-piece ensuite featuring dual vanities, a second generously sized bedroom and an additional 4-piece bathroom. Additional highlights include central air conditioning and an excellent opportunity to update and personalize the interior to suit your own style. Ideally situated in the desirable community of Varsity, close to Market Mall, University District, parks, shopping, schools and transit. A fantastic opportunity to get into one of NW Calgary's most established communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356718
Bedrooms	2
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,749.13 sq. ft.
Main Level Finished Area:	861.95 sq. ft.

Upper Level Finished Area:	887.18 sq. ft.
Below Grade Finished Area:	369.38 sq. ft.
Condo Fee:	$589.88
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Entry Level:	0
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8111013
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Linoleum, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Landmark Estates
Community:	Varsity
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	AC unit, portable garden, bed/patio table, gas bbq, water softener, laundry room armoire, metal storage locker in garage and in-garage heater.
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 21'7" × 14'7" ·
Main Floor	Kitchen · 11'5" × 8'6" ·
Main Floor	Dining Room · 14'10" × 10'8" ·
Main Floor	Breakfast Nook · 7'7" × 7'7" ·
Upper Level	Bonus Room · 17'9" × 10'7" ·
Upper Level	Bedroom - Primary · 18'6" × 12'4" ·

Upper Level	Walk-In Closet · 7'2" × 6' ·
Upper Level	Bedroom · 13' × 10'8" ·
Lower Level	Foyer · 10'1" × 7'1" ·
Lower Level	Mud Room · 9'8" × 4'8" ·
Lower Level	Laundry · 12'4" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Open Floorplan
Exterior Features:	Barbecue
Patio And Porch Features:	Deck
Lot Features:	Level
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/172-3335-42-street-nw-calgary-a2356718/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.