

1-833-477-6687 aloha@grassrootsrealty.ca

## 4924 40 Avenue NW Calgary, Alberta

MLS # A2228581



\$799,000

Division: Varsity Residential/House Type: Style: Bi-Level Size: 1,085 sq.ft. Age: 1971 (54 yrs old) **Beds:** Baths: Garage: Alley Access, Double Garage Detached Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Garden

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Stucco, Vinyl Siding, Wood Frame R-CG Foundation: **Utilities:** 

Features: No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: Green house (2), Shed, metal gazebo,

Spacious 5-Bedroom Home with Shop, Greenhouse & Investment Potential Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience with newer appliances and thoughtful updates. A standout feature is the versatile extra shop/office space—perfect for a home business, creative studio, or private workspace. Outdoors, greenhouses provide a fantastic setup for gardening enthusiasts and a metal gazebo on the patio provides a welcoming place to just sit and relax. Located close to all amenities, including shopping, schools, transit, and parks, this property combines everyday convenience with long-term potential. Whether you're looking to settle in, run a home-based business, or invest in a growing area, this property checks all the boxes. Don't miss this unique opportunity—schedule your private showing today!