

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

4928 40 Avenue NW Calgary, Alberta

MLS # A2228583



\$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, Front Yard, Garden

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl 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, Vinyl Windows

Inclusions: shed

Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property offers both comfort and convenience in a sought-after neighborhood. Step inside to a bright and modern interior featuring tasteful updates throughout. The home boasts newer windows, siding, and shingles, high efficiency furnace, ensuring energy efficiency and long-term peace of mind. The spacious layout offers a functional blend of open living and private space, ideal for today's lifestyle. Outdoors, enjoy a fully fenced yard with a lot measuring 50 ft x 120 ft, featuring a lovely garden, a patio for entertaining, and a double garage with ample storage and parking. Whether you're looking to settle in or invest in a high-demand area, this move-in-ready home checks every box. Rare Opportunity with an AMAZING location in the desirable community of VARSITY. A must-see—book your private showing today!