



GRASSROOTS
REALTY GROUP

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4256 40 Avenue NW
Calgary, Alberta

MLS # A2250979



\$565,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	982 sq.ft.	Age:	1971 (54 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to the desirable community of Varsity, just a short three-minute walk to Market Mall. This bi-level duplex is the perfect opportunity for investors, featuring a legal basement suite and a strong rental history. Upstairs offers three bedrooms and one full bathroom, while the lower level includes another three bedrooms and one full bathroom, currently rented and generating \$3,500 per month in rental income. The home includes bright living and dining spaces, a large recreation room in the basement, a versatile storage room that can double as a den or office, and a spacious front deck to enjoy. Recent updates include a renovated basement and a newer roof (2014). With a prime location near the University of Calgary, Foothills Hospital, LRT, Sir Winston Churchill High School, and just steps from Market Mall, this property checks all the boxes for a revenue property or future value growth. Best access is from the south end of Voyageur Drive through the back lane.