



**GRASSROOTS**  
REALTY GROUP

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**4936 40 Avenue NW**  
**Calgary, Alberta**

**MLS # A2284747**



**\$700,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Beautifully renovated 4-level split in the heart of Varsity. Step inside to a bright, open main floor featuring a sleek contemporary kitchen with stainless steel appliances, granite countertops, elegant cabinetry, modern backsplash, and generous prep space &mdash; ideal for both everyday living and entertaining. Large front windows flood the living and dining areas with natural light, creating a warm and welcoming atmosphere. Upstairs offers two comfortable bedrooms and a fully updated bathroom with stylish modern finishes. The lower level provides two additional bedrooms and another full 4-piece bath &mdash; perfect for family, guests, or a home office setup. There is also a basement level that offers excellent potential for future development to suit your needs. Situated on a spacious lot, you'll enjoy a side porch and a private backyard patio with plenty of room for summer BBQs and outdoor entertaining. The oversized double detached garage is insulated and drywalled, with an additional rear parking stall ideal for extra vehicles or trailer storage. Hardwood and tile flooring throughout, pride of ownership evident, and truly move-in ready. Located in one of Calgary's most sought-after northwest communities &mdash; close to Market Mall, schools, parks, playgrounds, the Bow River pathway system, hospitals, transit, and with convenient access downtown. A stylish, functional home in an unbeatable location &mdash; don't miss it.