



**940 40 Street SW
Calgary, Alberta**

MLS # A2118531



\$838,800

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this enchanting 3-bedroom, 3.5-bathroom home with AIR CONDITIONING located at the heart of Rosscarrock. The layout gives a warming and cozy environment which connects the living room and dining area, setting the scene for gatherings and movie nights. The home is over 2,000 sq. ft. above grade and around 3000 sq. ft. of total finished space. The living room features a cozy gas fireplace and access to the back deck and double garage. Upgraded kitchen with maple cabinets, granite counter tops, and stainless steel appliances. The upper floor features 3 bedrooms and two 5-pcs bathrooms. The master bedroom consists of a 3-sided gas fireplace which enhance to a relaxing atmosphere! The ROOF was replaced in 2021/DECK was done in 2012/IN-FLOOR HEATING in the basement bathroom/FURNACE serviced and cleaned every year. This infill home has great access to both downtown and the mountains! CLOSE TO DOWNTOWN, RESTAURANTS, TRANSIT, SHOPPING, PARKS AND MUCH MORE!