



GRASSROOTS
REALTY GROUP

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4218 40 Avenue NW
Calgary, Alberta

MLS # A2147767



\$1,350,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,982 sq.ft.	Age:	1968 (56 yrs old)
Beds:	15	Baths:	5
Garage:	Alley Access, Double Garage Detached, None, Off Street, On Street, Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Welcome to this amazing Investment opportunity! Walking distance to Market Mall, University of Calgary, and Children's Hospital, this spacious property boasts a 20.1m frontage oversized lot alongside ample public parking. Bonus 4 additional parking spots accessible from the back alley, including a double detached garage! Featuring newer windows, Laminate floors, energy-efficient furnaces, and upgraded washrooms/kitchens, this well-maintained gem awaits its next lucky owner. Illegal suites in the basements. Amazing Cash flow opportunity. Link to virtual tour of the property is provided. Please have a look!