



GRASSROOTS
REALTY GROUP

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4928 40 Avenue NW
Calgary, Alberta

MLS # A2307438



\$789,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/A

Stylishly Updated 4-Bedroom Bi-Level with Double Garage in Prime Location Welcome to this 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, new hot water tank 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, that has a large garden so you can grow your own food, 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!