



**4924 40 Avenue NW**  
**Calgary, Alberta**

**MLS # A2307439**



**\$789,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                              |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bi-Level                             |               |                   |
| <b>Size:</b>     | 1,085 sq.ft.                         | <b>Age:</b>   | 1971 (55 yrs old) |
| <b>Beds:</b>     | 5                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden         |               |                   |

|                    |                                                                |                   |      |
|--------------------|----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Slab                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** n/a

**Spacious 5-Bedroom Home with Shop, Greenhouse** Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience with newer appliances and thoughtful updates. A standout feature is the versatile extra shop/office space—perfect for a home business, creative studio, or private workspace. Outdoors, greenhouses provide a fantastic setup for gardening enthusiasts and a metal gazebo on the patio provides a welcoming place to just sit and relax. Located close to all amenities, including shopping, schools, transit, and parks, this property combines everyday convenience with long-term potential. Whether you're looking to settle in, run a home-based business, or invest in a growing area, this property checks all the boxes. Don't miss this unique opportunity—schedule your private showing today!