



**1207 40 Avenue NW
Calgary, Alberta**

MLS # A2317359



\$749,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Separate Entrance		

Inclusions: Lower level fridge, dishwasher, stove, washer, dryer

A smart home purchase is one thing. But a home that pays you back every single month? That changes the conversation. Sitting on a massive 62 foot wide lot with a sun-soaked south backyard, this upgraded and fully suited 5 bedroom bungalow blends lifestyle, flexibility and income potential into one compelling opportunity. Whether you're a growing family, investor or young buyer looking to offset your mortgage, this is the kind of property that makes financial sense without sacrificing comfort. Inside, this home has undergone a thoughtful refresh featuring charming refinished hardwood floors, repainted walls and replaced Lux windows throughout. The main living + dining spaces flow together seamlessly, creating an inviting setting for everyday life and entertaining alike. The bright kitchen delivers timeless style with herringbone flooring, crisp white cabinetry, subway tile backsplash and a corner stove framed by a sleek hood fan. The primary bedroom comfortably fits a king-sized bed and offers a spacious dual-door closet, while two additional guest bedrooms and a beautifully maintained 4-piece bathroom with stacked laundry complete the upper level. Downstairs, the fully contained 2 bedroom + den opens the door to incredible versatility with approximately \$4,000/month in combined income potential. Large egress windows flood the lower level with natural light while the spacious layout, kitchenette, separate laundry and dedicated 3-piece bathroom create a comfortable space tenants or extended family will genuinely enjoy. Outside, the oversized single garage is complemented by an RV gate and additional parking stall designated for the lower-level occupant - a rare and valuable bonus. All this in a central location just 15 minutes to downtown and walking distance to Nose Hill Park, Confederation Park and an off-leash dog area. Opportunities with this much

flexibility, functionality and upside don't sit still for long.