



4312 40 Street NW
Calgary, Alberta

MLS # A2319736



\$649,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

The possibilities are endless in this charming Varsity bungalow! Whether you're looking to renovate, fix & flip, tear down and build, or just move-in and live, this is the home for you. Located on a corner lot, you'll have plenty of lot to work with or just enjoy a massive back yard with a side and back lane. Inside the house, you'll find a well maintained mid-century beauty. The main floor includes 3 bedrooms and 1.5 bathrooms and loads of natural light! Pay attention to how well those original hardwood floors have been maintained. The bright and spacious kitchen leads you to the back door and large yard. Loads of options for development in the basement, the foot print is huge! Enjoy being steps from Market Mall, top-rated schools, U of C, Foothills & Children's Hospitals, the LRT, and public transit. Varsity is one of Calgary's most established and desirable communities and always ranked at the top of neighbourhood ranking lists. Book your showing today and get in on this rare opportunity for a home with massive potential.