



105 40 Avenue SW  
Calgary, Alberta

MLS # A2324634



**\$1,599,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, No Back Lane, Reverse Pie Shaped Lot, Views		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Wet Bar		

**Inclusions:** n/a

Welcome to this beautifully renovated 2306 sq ft 2 storey home perfectly situated in a sought-after inner city community and with stunning views of the community centre park green space and city skyline. Thoughtfully redesigned from top to bottom, this home blends timeless style with modern functionality. The bright main floor features a private den, elegant living room and open to the spacious dining area and kitchen. The showpiece kitchen offers two-toned white and light wood cabinetry, quartz countertops, a large eat up island, high end stainless appliances and breakfast nook area. A welcoming family room overlooks the private south yard and opens to a large deck creating seamless indoor-outdoor living. Outside you'll appreciate the fully fenced and freshly landscaped reverse pie yard with easy access to the double garage. All new stucco exterior, soffit, eaves trim and shingles too. upstairs offers 3 generous bedrooms including a luxurious primary retreat complete with a spacious walk in closet and five piece ensuite. Large windows capture views of the park, trees and city beyond. The fully finished lower level adds incredible versatility with two additional bedrooms, recreation room wet bar and lots of storage. Located in a desirable inner city neighbourhood this exceptional home offers quick access to schools, transit, parks, restaurants and all the amenities you need. Combining thoughtful design, quality renovations and an unbeatable location, this is a rare opportunity to own a truly move in ready home.