



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

528 40 Avenue NW
Calgary, Alberta

MLS # A2341932

\$549,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2nd Fridge, Stove & Hood Fan & Mini Fridge in basement, Garden Shed: as-is.

Located in the sought-after community of Highwood, this bungalow offers an excellent opportunity on a 60' x 100' lot in a well-established inner-city neighbourhood. With over 2,200 sq ft of developed living space, four bedrooms, two full bathrooms, and an illegal basement suite with a separate entrance, the property offers plenty of flexibility for families, first-time buyers, investors, or those looking for a multi-generational living arrangement. The main floor is bright and inviting, with large windows bringing in plenty of natural light and hardwood flooring extending through the living room and bedrooms. The spacious living room provides a comfortable place to gather, while the beautifully upgraded kitchen is a standout feature of the home, featuring rich wood cabinetry, stainless steel appliances, a stylish tile backsplash, tile flooring, and an abundance of cupboard and counter space. The adjoining dining area provides plenty of room for everyday meals and entertaining. Three bedrooms and a tastefully updated 4-piece bathroom complete the main level. Downstairs, the developed basement adds valuable additional living space and includes a large recreation room that can function as a combined living and dining area when used as an illegal suite. A kitchen, bedroom, 3-piece bathroom with shower, generous storage, and a gas heater complete the lower level, providing added flexibility for extended family or multi-generational living. Outside, mature trees create an established setting, while the backyard offers a deck, lawn area, and storage shed. A large gravel parking pad with alley access provides space for up to four vehicles. Highwood is valued for its mature streets, large lots, convenient location, and excellent access to schools and recreation. Just steps away are the Highwood Community Association, outdoor pool, skating rink, baseball diamonds,

playgrounds, and an off-leash dog park. Several schools are within a few blocks, including Highwood School, James Fowler High School, Colonel Irvine School, and Foundations for the Future Charter Academy. Confederation Park, Nose Hill Park, the North Mount Pleasant Arts Centre, and Calgary Winter Club are also nearby. With public transit, shops, restaurants, and everyday amenities close at hand, the location provides easy access throughout the city. McKnight Boulevard, 4 Street NW, Centre Street, and Deerfoot Trail offer convenient connections to downtown and Calgary International Airport, while the future Green Line LRT will add another transportation option to the area. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.