



GRASSROOTS
REALTY GROUP

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4116 40 Avenue NW
Calgary, Alberta

MLS # A2346688



\$749,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Deck awning, heat lamp in garage, wet bar fridge, garage heater. All chattels <as is>.

First-time offered is this one-owner home in the highly sought-after family community of Varsity, walking distance to Market Mall & just minutes to all neighbourhood schools, University of Calgary & LRT. This warm & inviting two storey enjoys eat-in kitchen, 4 bedrooms, central air & fenced backyard with deck & oversized 2 car garage. Wonderful traditional floorplan perfectly suited for family living or entertaining, with a sunny south-facing living room with gas fireplace, spacious formal dining room, family room with sliding doors into the backyard & bright kitchen with lots of cabinet space. Upstairs there are 3 bedrooms & 1 full bathroom; the primary bedroom has a walk-in closet & views of the backyard, & the other 2 bedrooms have hardwood floors. The lower level is finished with a rumpus room with fireplace, wet bar, another full bathroom & loads of extra space for storage in the crawlspace. Main floor also has a great-sized 4th bedroom (or home office) with access into a 2-piece bathroom, & laundry room with washer & dryer. Backyard is fully fenced & landscaped, with a large deck with retractable awning & detached garage with heater & heat lamp. Roof on house & garage both replaced in 2010. Hot water tank @ 2017. Prime location close to University of Calgary & University District, transit (both bus & LRT), hospitals (Alberta Children's, Foothills Medical Centre & Arthur J.E. Child Cancer Centre), Bowmont Park & downtown.