

\$480,000 - 4611 40 Street Ne, Calgary

MLS® #A2113219

\$480,000

5 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.09 Acres

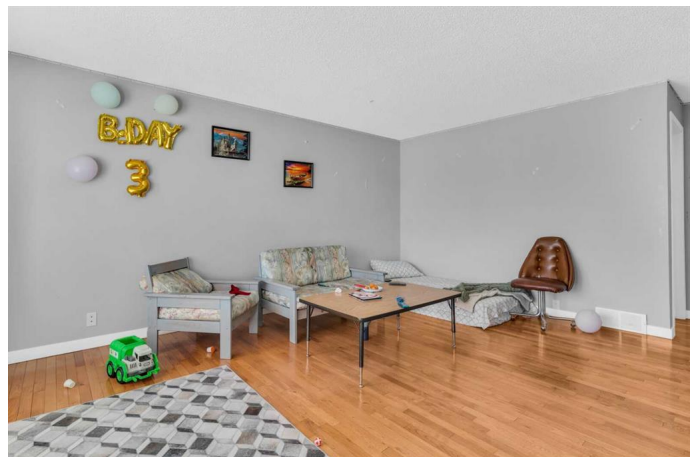
Whitehorn, Calgary, Alberta

Check out this 3 bedroom bungalow with 2 bedroom illegal basement suite, and oversized double detached garage near all services and amenities! Unlike homes located on the outskirts of town, this safe investment property offers services nearby demanded by tenants with limited resources. Located on a quiet street with a sunny west facing backyard, this outstanding property is 1 block from public transportation and walking distance to C-Train LRT station, plus shopping and schools as well. The bright foyer at the front leads to a spacious living room on one side and bay-windowâ€™d kitchen to the other; the 3 bedrooms at the back include a large 13â€™⁵ X 12â€™⁶ master bedroom. A side-entrance leads to a tenanted, well-maintained 2-bedroom illegal basement suite on the lower level. Both parties share laundry facilities near the side-entrance. The large 24X24 ft garage is currently rented out separately. Have a look:-)

Built in 1983

Essential Information

MLS® #	A2113219
Price	\$480,000
Sold Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	985
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4611 40 Street Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
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Date Sold	March 14th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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