

# \$838,800 - 940 40 Street Sw, Calgary

MLS® #A2118531

**\$838,800**

4 Bedroom, 4.00 Bathroom, 2,072 sqft

Residential on 0.08 Acres

Rosscarrock, Calgary, Alberta

Welcome to this enchanting 3-bedroom, 3.5-bathroom home with AIR CONDITIONING located at the heart of Rosscarrock. The layout gives a warming and cozy environment which connects the living room and dining area, setting the scene for gatherings and movie nights. The home is over 2,000 sq. ft. above grade and around 3000 sq. ft. of total finished space. The living room features a cozy gas fireplace and access to the back deck and double garage. Upgraded kitchen with maple cabinets, granite counter tops, and stainless steel appliances. The upper floor features 3 bedrooms and two 5-pcs bathrooms. The master bedroom consists of a 3-sided gas fireplace which enhance to a relaxing atmosphere! The ROOF was replaced in 2021/DECK was done in 2012/IN-FLOOR HEATING in the basement bathroom/FURNACE serviced and cleaned every year. This infill home has great access to both downtown and the mountains! CLOSE TO DOWNTOWN, RESTAURANTS, TRANSIT, SHOPPING, PARKS AND MUCH MORE!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2118531  |
| Price      | \$838,800 |
| Sold Price | \$821,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,072       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 940 40 Street Sw |
| Subdivision | Rosscarrock      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 1W3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Rectangular Lot |
| Roof            | Asphalt Shingle |
| Construction    | Stucco          |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2024 |
| Date Sold      | July 5th, 2024   |
| Days on Market | 97               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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