

\$749,900 - 4244 40 Street Nw, Calgary

MLS® #A2120107

\$749,900

5 Bedroom, 2.00 Bathroom, 1,107 sqft
Residential on 0.16 Acres

Varsity, Calgary, Alberta

This spacious 5-bedroom, 2-bathroom bungalow sits on a large lot in the heart of Varsity offering an ideal location & unique opportunity for home owners or investors. The main floor features a vaulted knock down ceiling, 3 good sized bedrooms with considerable windows, an inviting living room leading to the bright dining area and kitchen complete with fridge, electric stove, built-in dishwasher and extensive maple cabinetry for ample storage. The Luxury Vinyl plank flooring throughout and newer vinyl windows offer seasonal comfort and style. The 4-piece family bath has been nicely renovated with tile flooring, vanity + a tile surround bath/shower. The basement offers a separate entrance option and includes a large recreation room, vinyl plank flooring, 2 well sized bedrooms, newer & larger vinyl windows for proper egress, a 3-piece bathroom plus significant storage in the laundry/utility room. Outside, the large lot has a front drive for parking, a generous 23' x 25' detached garage (insulated and drywalled), gravel parking pad for addt'l parking and a fenced yard with outdoor storage sheds. Other notable updates of this home include: newer furnace (2019), roof, fascia, soffits & eaves troughs (2020), garage roof (2021), 100 amp service in the home, separate 20 amp breaker running to the garage, and 5/8 fg drywall on basement ceiling with additional sound proof insulation. The home is well situated within walking distance to schools, parks, playgrounds, tennis courts,



Market Mall, the University, University District, hospitals, various amenities, city transit and the C-Train. Experience the ease of urban living in this desirable Varsity bungalow. Contact your favourite Realtor for your own private tour of this home.

Built in 1965

Essential Information

MLS® #	A2120107
Price	\$749,900
Sold Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4244 40 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0H6

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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