

\$829,900 - 1223 40 Avenue Nw, Calgary

MLS® #A2120666

\$829,900

4 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

This amazing inner city home is in a fantastic location. A quiet and wide street lined with trees and only 15 minutes to downtown. Enjoy living in this great neighborhood of Cambrian Heights. This home has been restored from the foundation up in 2017. This 2+2 bedroom fully developed home is close to schools, shopping, Confederation Park and Nose Hill Park. The main floor boasts an inviting bright open layout with a large quartz kitchen island / spacious seating for 3 and a dining room with French doors opening to a large deck, hardwood flooring and pot lights throughout. There's a generously sized master bedroom with walk-in closet and a double sink ensuite bath. Completing the main floor is a 2nd bedroom/office and a 4 piece bath. The finished basement expands the living space with large rec room, a bar with sink, 2 good size bedrooms and a 4 piece bath; a flex/den or storage room and laundry room. The back door entrance leads into a concrete patio, deck with a gas BBQ line and a large backyard. This property also includes a detached double garage.

What a bonus!! Sitting on a large R-C2 lot, this home also comes with central air conditioning and well maintained.

RPR to be accepted as is by the buyer. Listing agent is a licensed Realtor in Alberta. Schedule your viewing today!

Built in 1957



Essential Information

MLS® #	A2120666
Price	\$829,900
Sold Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1223 40 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0G3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Straw, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 13th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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