

# \$769,900 - 951 40 Avenue Nw, Calgary

MLS® #A2123784

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,496 sqft

Residential on 0.06 Acres

Cambrian Heights, Calgary, Alberta

Step inside this exceptionally built semi-detached home in the heart of Cambrian Heights! This home has been meticulously crafted with discerning attention to detail, an unparalleled blend of elegance and functionality, perfect for those with discerning tastes.

Engineered hardwood floors guide you through the open-concept main floor. The expansive living area beckons relaxation, centred around a captivating gas fireplace, ideal for cozy evenings spent with loved ones. Central air conditioning provides respite during the warmer months, maintaining an optimal climate year-round.

Designed for culinary enthusiasts, the kitchen is a masterpiece of modern convenience and style. Featuring premium appliances discreetly integrated into the design, elevating your culinary experience. Custom kitchen cabinets not only exude sophistication but also offer practical storage solutions, seamlessly complementing the sleek aesthetic of the space. The large island is the ideal centre-piece of the home, pay attention to the thickness of the quartz, not just in the kitchen, but throughout the home. The built-in coffee station offers plenty more storage, that any family would appreciate.

Upstairs, you'll find 3 bedrooms, including a stunning Primary bedroom boasting almost 11-foot ceilings! The primary en-suite is a spa-like oasis, featuring a large shower equipped with a steam shower and enhanced



by under cabinet lighting as well as 4 inch quartz countertops, offering a rejuvenating escape after a long day. 2 more bedrooms and a half bath round out the upper floor. Pay attention to the well-crafted built-ins in every closet.

The basement includes a large living area with plenty of space for a home office or kids play area. Another good sized bedroom and bathroom round out the lower floor.

Hanging out on the back deck of your South-facing backyard is the perfect way to enjoy a weekend. Large enough for large furniture, you will be happy to entertain here, or just enjoy it all for yourself! The backyard is maintenance free, with concrete tile leading to the garage.

With 4 bedrooms and 3.5 bathrooms, this home offers ample space for families and guests, ensuring comfort and privacy for all. The whole house is also wired for sound, so youâ€™ll be able to enjoy your tunes throughout the house! Additionally, the double garage provides convenient parking and storage solutions for your vehicles and outdoor gear.

Nestled in the desirable community of Cambrian Heights, this home enjoys proximity to an array of amenities, including parks, schools, and shopping. With no expense spared in its construction and design, this property represents the epitome of refined living in Calgary. Welcome home to luxury, welcome home to Cambrian Heights.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2123784  |
| Price      | \$769,900 |
| Sold Price | \$780,000 |
| Bedrooms   | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,496                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 951 40 Avenue Nw |
| Subdivision | Cambrian Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0E8          |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Sound                                  |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Other, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Composite Siding, Stone, Wood Frame                                   |
| Foundation        | Poured Concrete                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 4                |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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