

\$765,000 - 3932 40 Avenue Nw, Calgary

MLS® #A2130687

\$765,000

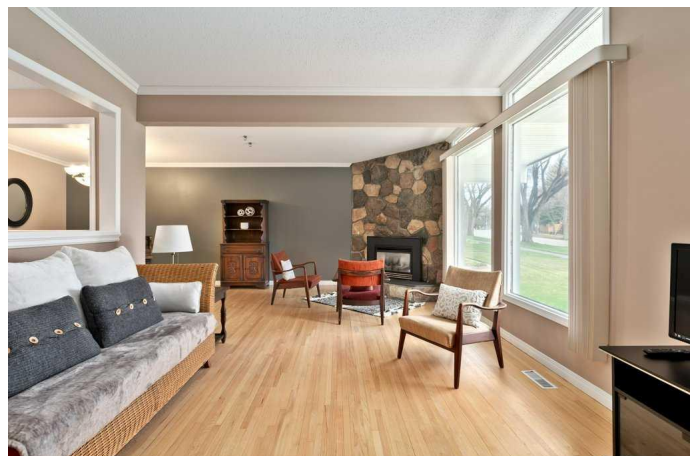
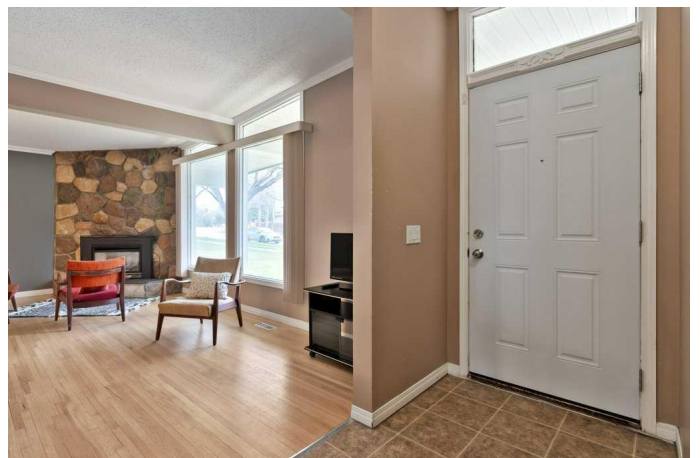
4 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.15 Acres

Varsity, Calgary, Alberta

Welcome to this spacious and meticulously maintained bungalow in the coveted community of Varsity. A perfect blend of comfort, style, and functionality, this is an ideal home for families or those seeking versatile living space.

Upon entering, you're greeted by a bright, airy, open-concept floor plan highlighted by soaring ceilings, large windows, and premium finishes. The main floor living area is designed for relaxation and entertaining, featuring a cozy gas fireplace that adds warmth and ambiance. The bright eat-in kitchen is a delight, boasting an abundance of cabinetry and counter space with room for a kitchen table, making it perfect for casual dining or lingering with friends and family. Adjacent to the kitchen, you'll find a separate dining area, providing ample space for entertaining and special occasions. The primary bedroom, with a fabulous two-piece ensuite bath for added comfort and convenience, faces the backyard, making it a quiet and private retreat. Two additional bedrooms on the main floor and a sizeable four-piece bath provide plenty of space for family members or guests. The massive basement adds 1117 sqft of additional living space. There is room for it all—currently a large rec room and a fourth bedroom/home office, but easily transformed to house so much more. The possibilities are endless. Step outside to the private backyard, which offers endless possibilities for outdoor enjoyment. It's perfect for relaxation and



recreation, with ample room for gardening, outdoor games, or simply basking in the sunshine. The 23' x 21'2 double garage provides convenient parking and extra storage space for tools, toys, and outdoor equipment.

Located in the heart of Varsity, this home offers unparalleled convenience with proximity to the University of Calgary, top-notch schools, transit, shopping, dining, parks, and playgrounds. Take advantage of this opportunity to own a prime piece of Calgary real estate. Schedule your showing today and make 3932 home!

Built in 1968

Essential Information

MLS® #	A2130687
Price	\$765,000
Sold Price	\$764,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,263
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3932 40 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0W9

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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