

# \$749,900 - 4308 40 Street Nw, Calgary

MLS® #A2212460

## \$749,900

5 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.14 Acres

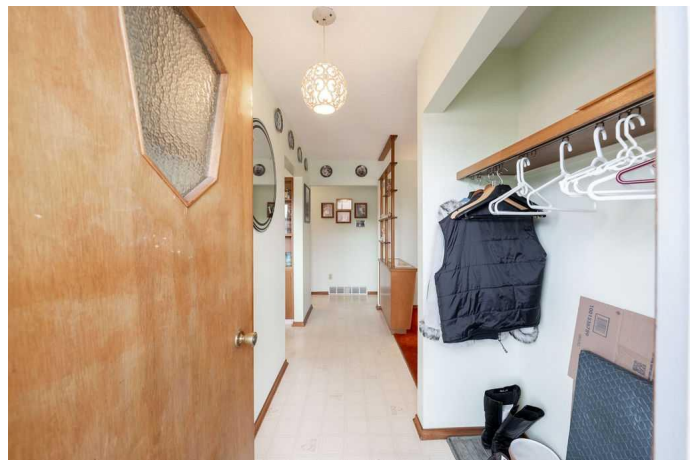
Varsity, Calgary, Alberta

Enjoy this vintage bungalow located across the street from Varsity Acres Elementary School, a stone's throw from the community centre and major routes. Only minutes to downtown, U of C, and Market Mall too! Whether you are going to keep the style or put your own touches on this home, the basics are there. A well sized plan, solid construction, mature foliage on an absolutely huge lot. There are three bedrooms up, two down and two full baths, so enough room for everyone. Most of the windows have been done and there is a newer walk in shower in the main bath. This location does not come along every day, so do not miss this!

Built in 1964

## Essential Information

MLS® #	A2212460
Price	\$749,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	4308 40 Street Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0H6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, No Smoking Home
Appliances	Dryer, Electric Stove, Humidifier, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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