\$799,000 - 4924 40 Avenue Nw, Calgary

MLS® #A2228581

\$799,000

5 Bedroom, 2.00 Bathroom, 1,085 sqft Residential on 0.14 Acres

Varsity, Calgary, Alberta

Spacious 5-Bedroom Home with Shop, Greenhouse & Investment Potential

Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience with newer appliances and thoughtful updates.

A standout feature is the versatile extra shop/office spaceâ€"perfect for a home business, creative studio, or private workspace. Outdoors, greenhouses provide a fantastic setup for gardening enthusiasts and a metal gazebo on the patio provides a welcoming place to just sit and relax.

Located close to all amenities, including shopping, schools, transit, and parks, this property combines everyday convenience with long-term potential. Whether you're looking to settle in, run a home-based business, or invest in a growing area, this property checks all the boxes.

Don't miss this unique opportunityâ€"schedule your private showing today!



Built in 1971

Essential Information

MLS® # A2228581 Price \$799,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,085 Acres 0.14

Year Built 1971

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 4924 40 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2P1

Amenities

Parking Spaces 2

Parking Double Garage Detached, Al

of Garages 2

Interior

Interior Features No Animal Home, No Smokin Appliances Electric Range, Refrigerator,

TV Dish

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior





Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Garden

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Slab

Additional Information

Date Listed June 7th, 2025

Days on Market 145

Zoning R-CG

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.