\$865,900 - 4928 40 Avenue Nw, Calgary

MLS® #A2228583

\$865,900

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

Varsity, Calgary, Alberta

Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property offers both comfort and convenience in a sought-after neighborhood. Step inside to a bright and modern interior featuring tasteful updates throughout. The home boasts newer windows, siding, and shingles, high efficiency furnace, ensuring energy efficiency and long-term peace of mind. The spacious layout offers a functional blend of open living and private space, ideal for today's lifestyle.

Outdoors, enjoy a fully fenced yard with a lot measuring 50 ft x 120 ft, featuring a lovely garden, a patio for entertaining, and a double garage with ample storage and parking. Whether you're looking to settle in or invest in a high-demand area, this move-in-ready home checks every box. Rare Opportunity with an AMAZING location in the desirable community of VARSITY.

A must-seeâ€"book your private showing today!





Built in 1971

Essential Information

MLS® # A2228583 Price \$865,900

Bedrooms 4

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 4928 40 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta

Postal Code T3A 0X2

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood F

Foundation Slab

Additional Information

Date Listed June 7th, 2025

Days on Market 55

Zoning R-CG

Listing Details

Listing Office First Place Realty



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