

# \$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

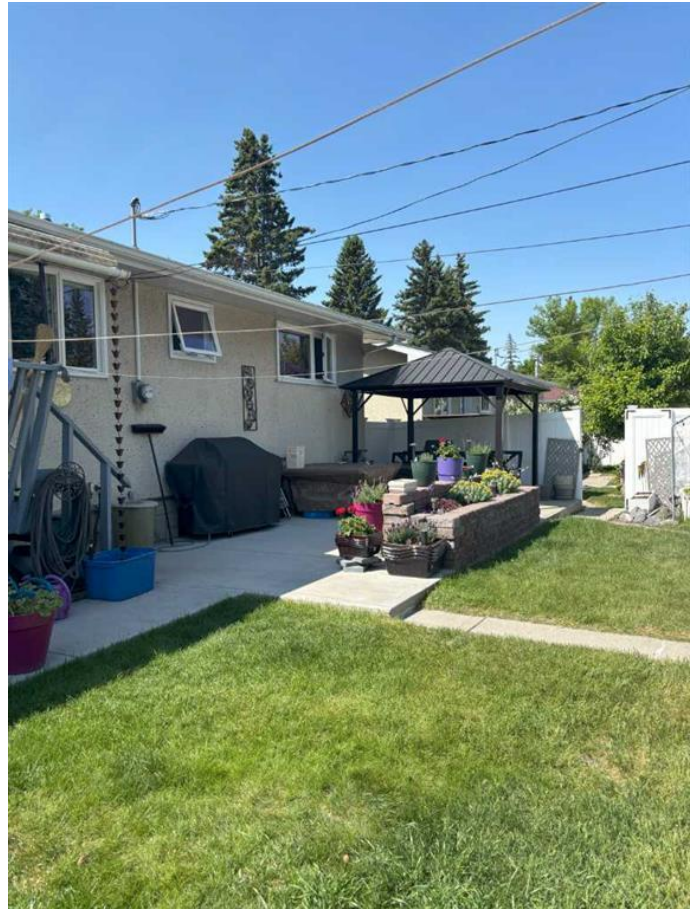
Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience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

A standout feature is the versatile extra shop/office space—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 opportunity—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, All |
| # of Garages   | 2                           |

## Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | No Animal Home, No Smoking            |
| 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 | 101            |
| 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.