

\$799,000 - 4928 40 Avenue Nw, Calgary

MLS® #A2228583

\$799,000

4 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

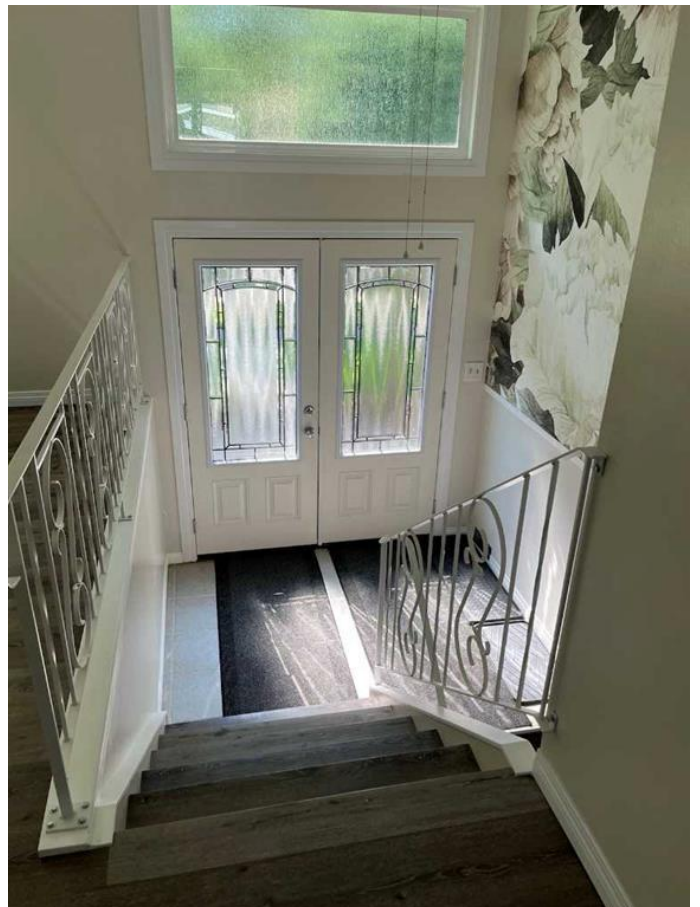
Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location
Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property 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-see—book your private showing today!

Built in 1971

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2228583 |
| Price | \$799,000 |
| 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 | Private Yard, Garden |
| 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 | 101 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|



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