

# \$850,000 - 4924 40 Avenue Nw, Calgary

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MLS® #A2228581

**\$850,000**

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

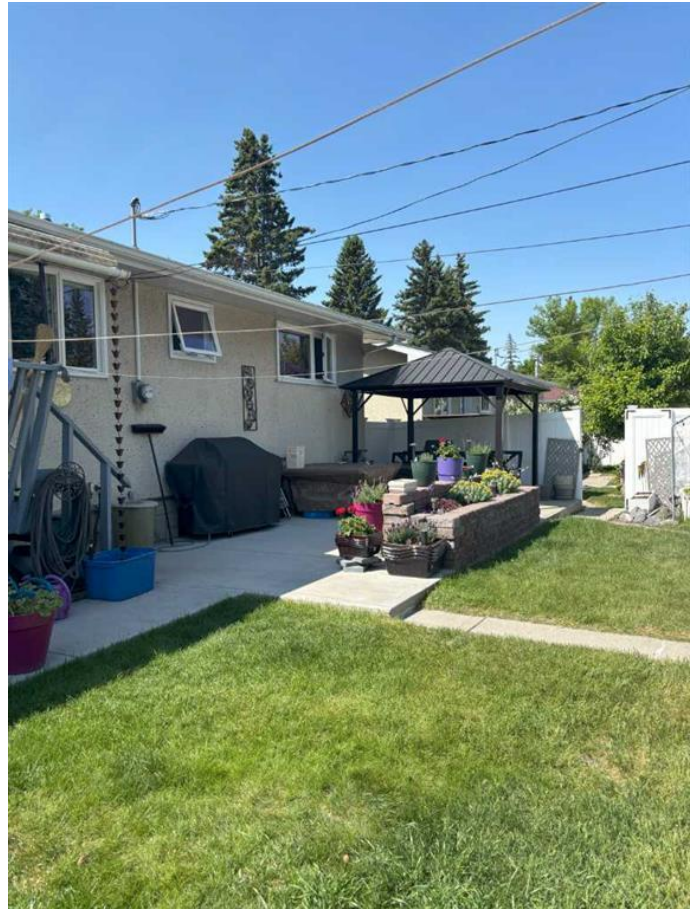
Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience 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	\$850,000
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

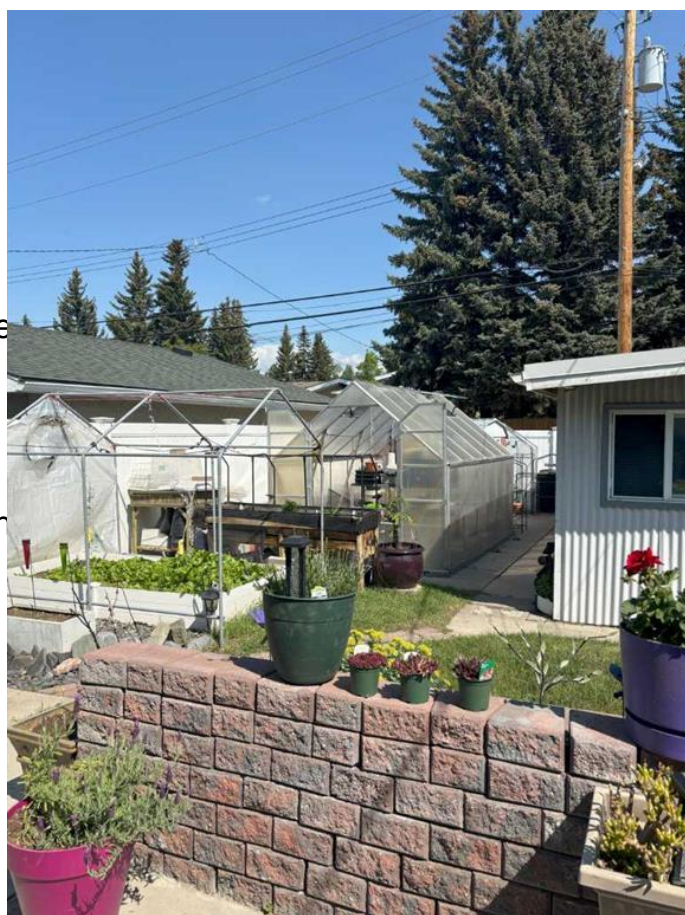
## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage
# 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	55
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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