



THE
A-TEAM

**RE/MAX
FIRST**

4218 40 Avenue, Calgary T3A 0X1

MLS® #: **A2122609**

Area: **Varsity**

Listing Date: **04/12/24**

List Price: **\$1,350,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1968**
Lot Information
Lot Sz Ar: **7,911 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,982**
Low Sqft:
Ttl Sqft: **1,982**

DOM

37
Layout
Beds: **15 (7 8)**
Baths: **5.0 (5 0)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Landscaped,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached,None,Off Street,On Street,Parking Lot,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`11" x 11`7"
Bedroom	Main	9`0" x 11`2"
Bedroom	Main	8`6" x 13`6"
4pc Bathroom	Main	6`9" x 7`4"
Bedroom	Basement	11`11" x 10`11"
Bedroom	Basement	7`3" x 16`4"
4pc Bathroom	Basement	6`7" x 7`6"

Room	Level	Dimensions
Living Room	Main	10`1" x 18`1"
Bedroom - Primary	Main	10`6" x 13`4"
4pc Ensuite bath	Main	6`8" x 5`0"
Bedroom - Primary	Basement	10`3" x 13`1"
Bedroom	Basement	8`3" x 13`1"
Kitchen	Basement	18`7" x 11`4"
Furnace/Utility Room	Basement	4`4" x 4`1"

Kitchen	Main	9`0" x 11`7"	Living Room	Main	10`1" x 8`1"
Bedroom - Primary	Main	10`6" x 13`6"	Bedroom	Main	8`7" x 13`5"
Bedroom	Main	10`1" x 14`11"	Bedroom	Main	9`0" x 11`4"
4pc Bathroom	Main	6`9" x 7`7"	Kitchen	Basement	8`7" x 8`3"
Bedroom	Basement	10`4" x 13`0"	Bedroom	Basement	8`4" x 13`2"
Bedroom	Basement	7`5" x 14`7"	Bedroom	Basement	12`1" x 11`0"
Den	Basement	9`8" x 11`7"	4pc Bathroom	Basement	6`7" x 7`7"
Furnace/Utility Room	Basement	3`2" x 2`10"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**

Legal Desc: **5224JK**

Remarks

Pub Rmks: **Welcome to this amazing Investment opportunity! Walking distance to Market Mall, University of Calgary, and Children's Hospital, this spacious property boasts a 20.1m frontage oversized lot alongside ample public parking. Bonus 4 additional parking spots accessible from the back alley, including a double detached garage! Featuring newer windows, Laminate floors, energy-efficient furnaces, and upgraded washrooms/kitchens, this well-maintained gem awaits its next lucky owner. Illegal suites in the basements. Amazing Cash flow opportunity. Link to virtual tour of the property is provided. Please have a look!**

Inclusions: **Second Set of Washer/Dryer, Second Refrigerator, Second Stove**

Property Listed By: **Exa Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





