

4924 40 Avenue, Calgary T3A 2P1

MLS®#: **A2130301** Area: **Varsity** Listing **08/20/24** List Price: **\$1,150,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

5,995 sqft

City/Town: Calgary
Year Built: 1971
Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Back Lane,Back Yard,Garden
Park Feat: Double Garage Detached

DOM

29 Layout

Beds: 5 (3 2)
Baths: 2.0 (2 0)
Style: Bi-Level

<u>Parking</u>

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat: Private Yard

Construction:

Stucco, Vinyl Siding, Wood Frame

Finished Floor Area

1,085

1,085

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Hardwood Water Source: Fnd/Bsmt:

Slab

Electric Range,Refrigerator,Satellite TV Dish,Washer/Dryer,Window Coverings

No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Int Feat: Utilities:

Kitchen Appl:

Room Information

Room Level Dimensions Room Level Dimensions

Bedroom - Primary Bedroom Bedroom	Main Main Basement	10`6" x 13`0" 8`9" x 12`1" 10`0" x 12`2"	Bedroom Bedroom 4pc Bathroom	Main Basement Main	8`2" x 12`1" 14`8" x 9`8" 10`5" x 5`0"
4pc Ensuite bath	Basement	5`0" x 6`7"			
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	7004JK				
			Remarks		
Pub Rmks:	ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! Rare Opportunity with an AMAZING location in the desirable community of VARSITY. Whether you are a investor, developer or builder, this property offers several redevelopment opportunities for future options. Zoned R-CG a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. One of 2 side by side properties for a lot measuring 100 ft x 120 ft. The existing five-bedroom bi-level has been updated with a newer High Efficiency Furnace, a/c, newer shingles, siding. Interior updates include the hardwood, kitchen, bathrooms, flooring. PRIME lot location close to transit, shopping, medical and schools including the U of C. This home will make a great holding property if you're not ready to develop yet. Opportunities like this don't come up often! Call today to for more information! HOME IS being sold as part of a package with mls A2130306				
Inclusions:	n/a				
Property Listed By:	First Place Realty				

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