



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4928 40 Avenue, Calgary T3A 0X2**

MLS®#: **A2130306**

Area: **Varsity**

Listing Date: **08/20/24**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,084**  
Low Sqft:  
Ttl Sqft: **1,084**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden**  
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`7" x 12`11"	Bedroom	Main	12`0" x 8`2"
Bedroom	Main	12`0" x 8`8"	Bedroom	Basement	13`11" x 14`10"
4pc Bathroom	Main	10`6" x 5`0"	3pc Bathroom	Basement	5`0" x 6`8"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7004JK**

Zoning: **R-CG**

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 multiple redevelopment opportunities for future options. Zoned R-CG, the 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 four-bedroom bi-level has been updated with a newer High Efficiency Furnace, newer shingles, siding. Interior updates include the 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 for more information! HOME IS being sold as part of a package with MLS A2130301**

Inclusions: **Shed**  
 Property Listed By: **First Place Realty**

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