



THE A-TEAM

RE/MAX FIRST

4216 40 Street, Calgary T3A 0H6

MLS#: A2164437 Area: Varsity Listing: 09/12/24 List Price: \$888,800
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1965
Finished Floor Area: 1,207
Lot Sz Ar: 5,478 sqft
Ttl Sqft: 1,207

DOM: 7
Layout: 5 (3 2)
Baths: 2.5 (2 1)
Style: Bungalow

Access:
Lot Feat: Back Lane
Park Feat: Single Garage Detached

Parking: 2
Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Brick, Wood Frame
Flooring: Ceramic Tile, Laminata
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Int Feat: Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Living Room, etc. with their respective levels and dimensions.

3pc Bathroom
2pc Ensuite bath

Lower
Main

11`6" x 5`0"
4`8" x 4`8"

4pc Bathroom

Main

9`0" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2695JK

Zoning:
R-C1

Remarks

Pub Rmks:

INVESTOR ALERT!! WALKING DISTANCE TO THE U of C & Market Mall, quick access to the Foothills Hospital, this 3-bedroom up + 2-bedroom ILLEGAL suite down with separate exterior access is already fully leased and is looking for a lucky Landlord / Owner to step in, assume the leases and collect rents! With over 2,300 sqft. of living space, this property has been upgraded to make sure there is as low of maintenance as possible! Exterior Brick is impeccable, great curb appeal to go with the neighborhood, new windows, new front door, High Efficiency Furnace, New Water Tank, upgraded Electrical Panel with lots of space for more, if necessary. The Sewer Line has been repaired; the home has been asbestos tested showing no asbestos. The 3-bedroom upper unit has laminate flooring and tile flooring, easy to keep clean, with a new kitchen including new appliance package, cabinetry, countertops including a peninsula with room for stools and a breakfast nook! There is in-suite laundry in each unit, so a set of Washer / Dryer per unit, bathrooms also upgraded! Great sliding 10ft patio doors shed nice light if eventually, you want to live up, and have the rental income down cover the mortgage. All spacious bedrooms, great Living Room with fireplace, open to the large Dining Room. Access the Lower illegal suite from the exterior, also with 2 large bedrooms, a full kitchen with loads of cabinetry, full bathroom and lots of storage!! Easy to clean flooring also in place down! Single garage adds to the property, with parking access or extra storage space for the owner, depends on the new owner's needs - could be rented separately!!

Inclusions:
Property Listed By:

**2nd Dryer, 2nd Electric Stove, 2nd Refrigerator, 2nd Washer
RE/MAX Realty Professionals**

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









