

4308 40 Street NW
Calgary, Alberta

MLS # A2212460



\$739,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions: Freezer, buffet cabinet in rec room.

Enjoy this vintage bungalow located across the street from Varsity Acres Elementary School, a stone's throw from the community centre and major routes. Only minutes to downtown, U of C, and Market Mall too! Whether you are going to keep the style or put your own touches on this home, the basics are there. A well sized plan, solid construction, mature foliage on an absolutely huge lot. There are three bedrooms up, two down and two full baths, so enough room for everyone. Most of the windows have been done and there is a newer walk in shower in the main bath. This location does not come along every day, so do not miss this!