

# \$799,000 - 4928 40 Avenue Nw, Calgary

MLS® #A2228583

**\$799,000**

4 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

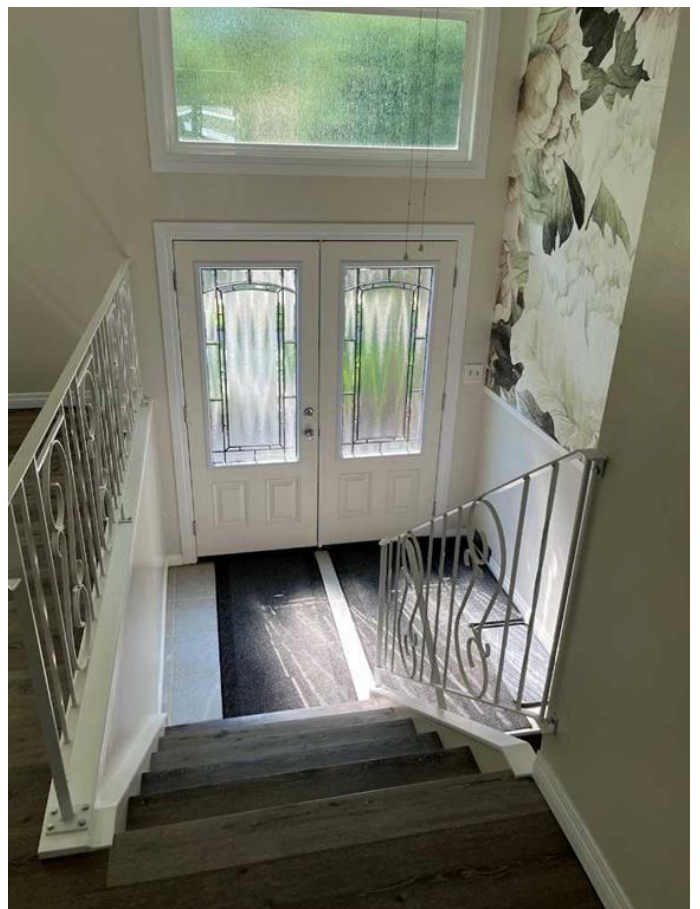
Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location  
Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property offers both comfort and convenience in a sought-after neighborhood. Step inside to a bright and modern interior featuring tasteful updates throughout. The home boasts newer windows, siding, and shingles, high efficiency furnace, ensuring energy efficiency and long-term peace of mind. The spacious layout offers a functional blend of open living and private space, ideal for today's lifestyle.

Outdoors, enjoy a fully fenced yard with a lot measuring 50 ft x 120 ft, featuring a lovely garden, a patio for entertaining, and a double garage with ample storage and parking. Whether you're looking to settle in or invest in a high-demand area, this move-in-ready home checks every box. Rare Opportunity with an AMAZING location in the desirable community of VARSITY.

A must-see—book your private showing today!

Built in 1971

## Essential Information



MLS® #	A2228583
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4928 40 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0X2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding, Wood F
Foundation	Slab

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	87
Zoning	R-CG

**Listing Details**

Listing Office	First Place Realty
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