

# \$749,900 - 4308 40 Street Nw, Calgary

MLS® #A2212460

## \$749,900

5 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 0.14 Acres

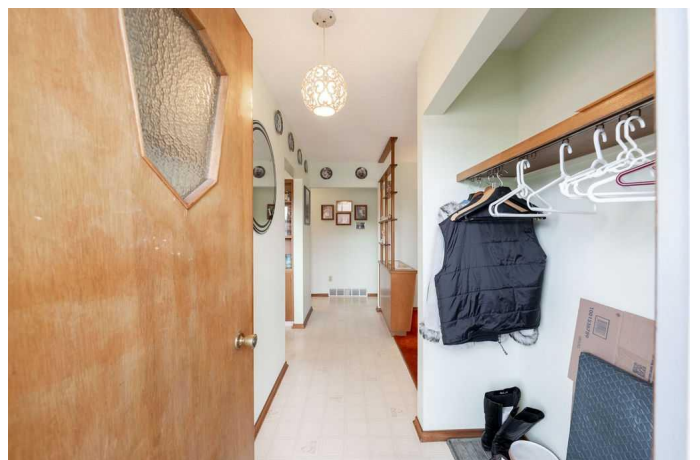
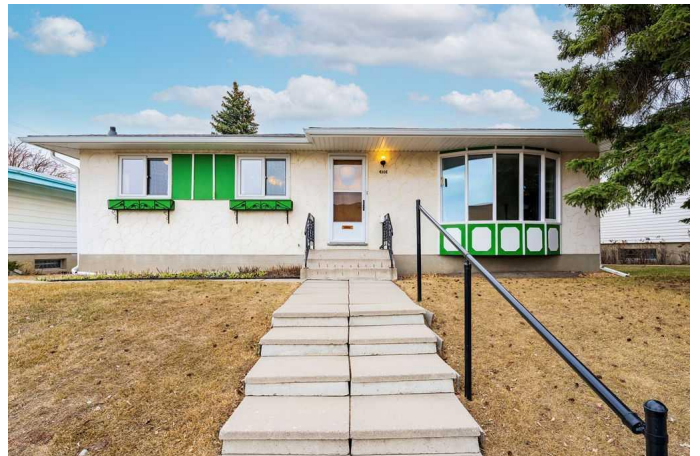
Varsity, Calgary, Alberta

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!

Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212460    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,136       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4308 40 Street Nw |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3A 0H6           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, No Smoking Home  |
| Appliances        | Dryer, Electric Stove, Humidifier, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Landscaped, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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