



4218 40 Avenue Calgary Alberta

\$1,350,000

Welcome to this amazing Investment opportunity! Walking distance to Market Mall, University of Calgary, and Children's Hospital, this spacious property boasts a 20.1m frontage oversized lot alongside ample public parking. Bonus 4 additional parking spots accessible from the back alley, including a double detached garage! Featuring newer windows, Laminate floors, energy-efficient furnaces, and upgraded washrooms/kitchens, this well-maintained gem awaits its next lucky owner. Illegal suites in the basements. Live in one unit and rent another. Link to virtual tour of the property is provided. Please have a look! (id:6769)

- Primary Bedroom 10.25 Ft x 13.08 Ft
- Bedroom 11.92 Ft x 10.92 Ft
- Bedroom 8.25 Ft x 13.08 Ft
- Bedroom 7.25 Ft x 16.33 Ft
- Kitchen 18.58 Ft x 11.33 Ft
- 4pc Bathroom 6.58 Ft x 7.50 Ft
- Furnace 4.33 Ft x 4.08 Ft
- Kitchen 8.58 Ft x 8.25 Ft
- Bedroom 10.33 Ft x 13.00 Ft
- Bedroom 8.33 Ft x 13.17 Ft

- Bedroom 7.42 Ft x 14.58 Ft
- Bedroom 12.08 Ft x 11.00 Ft
- Den 9.67 Ft x 11.58 Ft
- 4pc Bathroom 6.58 Ft x 7.58 Ft
- Furnace 3.17 Ft x 2.83 Ft
- Kitchen 8.92 Ft x 11.58 Ft
- Living room 10.08 Ft x 18.08 Ft
- Bedroom 9.00 Ft x 11.17 Ft
- Primary Bedroom 10.50 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:
Exa Realty



See

Mirror

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