



# 1510 40 Street Calgary Alberta

\$439,000

Vacant and ready for you or your tenants to occupy! This 5 bedroom (3 up/2 down) bungalow sits on a fully fenced level lot across the street from Patrick Airlie School and a block away from Forest Lawn Outdoor Pool. It is also a short drive to Elliston Park where you can get a front row seat to the annual fireworks show. Enjoy the convenience of shopping, restaurants and many other amenities nearby on 17 Avenue or Memorial Dr. Commuting to downtown? Jump onto Deerfoot Trail and be downtown in about 13 mins driving, or walk 2 blocks to the nearest transit stop. The main level consists of a bright living room with a huge picture window that faces the schoolyard and an eat-in kitchen with both open shelving and closed cabinetry and plenty of prep space. The three bedrooms on the main level share a 3-pc bathroom with a walk-in shower with built-in seating. Downstairs is a large rec room, 2 sizeable bedrooms and another 3-pc bathroom and separate laundry room. Outside if fully fenced and offers lots of room for kids or pets to run around. There is also a single detached garage accessible from the alley, plus additional parking is available on the front driveway/parking pad. Great value in this property - book your showing today! (id:6769)

Recreational, Games room 26.08 Ft x 10.83 Ft  
 Bedroom 11.58 Ft x 9.25 Ft  
 Bedroom 11.83 Ft x 10.33 Ft  
 Laundry room 9.33 Ft x 6.92 Ft  
 3pc Bathroom Measurements not available  
 Living room 17.42 Ft x 13.00 Ft

Other 15.17 Ft x 9.92 Ft  
 Primary Bedroom 11.83 Ft x 9.92 Ft  
 Bedroom 9.75 Ft x 8.92 Ft  
 Bedroom 9.92 Ft x 9.75 Ft  
 3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 REAL ESTATE PROFESSIONALS  
 INC.

**RE/MAX**

**RE/MAX REAL ESTATE  
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