



2009 40 Street Calgary Alberta

\$459,900

Step inside to discover the warmth and durability of newly installed, low-maintenance vinyl flooring that flows seamlessly throughout the main level. The open-concept layout effortlessly connects the stylishly updated kitchen to the welcoming dining area—perfect for entertaining family and friends. The kitchen is a standout feature, showcasing brand-new cabinetry, a modern sink with updated plumbing fixtures, and gleaming stainless steel appliances—still wrapped in protective plastic, ready for the lucky new owners to unveil. The adjacent living room is anchored by a cozy corner gas fireplace, creating a relaxing space to unwind or curl up with a book on cooler evenings. High ceilings and an airy floor plan are complemented by new light fixtures and freshly painted walls, allowing natural light to flood in through large windows. Custom blinds add a finishing touch of privacy and style. Three generously sized bedrooms on the main floor offer comfort and flexibility for any family. A unique sliding barn door reveals a large pantry/storage room, adding a touch of character and convenience. The spacious main bathroom is designed for relaxation, featuring a deep soaker tub that offers a spa-like retreat in your own home. Head downstairs to the partially finished basement where possibilities abound. Recent updates include a newer furnace, and the space includes a full bathroom, a fourth bedroom (note: window not to egress code), and a large family room—just awaiting your choice of flooring to complete the vision. Outside, enjoy morning coffee on the charming front porch, or let the kids play freely in the fully fenced backyard. The double garage is insulated and drywalled, with a side parking pad offering added space for extra vehicles or recreational gear. Located close to schools, shopping, and major transit routes, this home offers the perfect combination of comfort and ...

Living room 18.00 Ft x 10.33 Ft

Dining room 9.67 Ft x 8.08 Ft

Kitchen 8.00 Ft x 8.08 Ft

4pc Bathroom 9.00 Ft x 7.33 Ft

Primary Bedroom 12.83 Ft x 11.08 Ft

Bedroom 10.08 Ft x 8.08 Ft

Bedroom 15.67 Ft x 8.00 Ft

Listing Presented By:



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TREC The Real Estate Company

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