



2715 40 Street Calgary Alberta

\$800,000

Pride of Ownership. Inner City. Large RCG Zoned. Lot for future development. Brick Exterior, 4 Bedroom Bungalow, Hardwood Floors. Bright and Spacious. Will accommodate 2 Families. 2 Laundry hookups up/Down. Large Yard. Rear Alley Access. Double Detached Garage, +Carport with Garage Door, RV Parking. Heated Workshop 13.2' x 38.21'. Immediate Possession. Private Treed Yard. West Exposure. (id:6769)

Family room 10.83 Ft x 34.08 Ft

Bedroom 10.58 Ft x 9.33 Ft

3pc Bathroom 7.58 Ft x 5.08 Ft

Storage 10.92 Ft x 9.00 Ft

Storage 10.75 Ft x 11.67 Ft

Furnace 9.17 Ft x 7.08 Ft

Living room 19.17 Ft x 15.67 Ft

Dining room 17.33 Ft x 10.42 Ft

Other 4.92 Ft x 4.17 Ft

Other 5.33 Ft x 12.25 Ft

Kitchen 12.83 Ft x 10.58 Ft

Laundry room 2.92 Ft x 4.58 Ft

Bedroom 7.92 Ft x 11.33 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.08 Ft x 8.50 Ft

Primary Bedroom 10.00 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<https://www.debbiemitzner.ca/>

RE/MAX

**RE/MAX REAL ESTATE
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