



2035 40 Street Calgary Alberta

\$425,000

Step into this beautifully updated semi-detached home in Calgary, where style meets substance! Over the past several years, this home has undergone significant improvements, including a new kitchen, new windows, and new doors, making it a worry-free, move-in-ready opportunity. Upstairs, you'll find three comfortable bedrooms, each featuring recently installed windows for year-round comfort. The spacious Jack-and-Jill bathroom boasts a brand-new vanity and fresh tilework, adding a touch of modern elegance. On the main floor, natural light comes through east- and west-facing windows in the spacious living room and renovated kitchen that keeps the space bright and airy. A brand-new patio door opens to a mature west-facing deck and backyard—perfect for entertaining or relaxing. Throughout the home, new interior doors complement the updates to the kitchen, bathrooms, and entryway. The basement offers flexibility with space for a spare bedroom, gym, or additional storage. A tidy mechanical room houses a hot water tank replaced in 2024. Upstairs, the sunny east-facing deck off the primary bedroom has been updated with new decking for both safety and charm. This home is as solid as it is stylish, featuring a cinder block party wall for added durability and soundproofing, along with a BRAND NEW ROOF. With its thoughtful upgrades and excellent location, this quaint family home is a turnkey opportunity you won't want to miss. Book your showing today! (id:6769)

5pc Bathroom 6.42 Ft x 10.92 Ft

Bedroom 8.58 Ft x 13.50 Ft

Bedroom 9.33 Ft x 13.58 Ft

Primary Bedroom 13.50 Ft x 11.58 Ft

Laundry room 6.50 Ft x 6.50 Ft

Recreational, Games room 17.42 Ft x 11.08 Ft

Furnace 17.92 Ft x 11.08 Ft

2pc Bathroom 6.00 Ft x 3.08 Ft

Dining room 9.83 Ft x 11.33 Ft

Kitchen 9.42 Ft x 7.92 Ft

Living room 18.08 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca