



## 4256 40 Avenue Calgary Alberta

\$565,000

Welcome to the desirable community of Varsity, just a short three-minute walk to Market Mall. This bi-level duplex is the perfect opportunity for investors, featuring a legal basement suite and a strong rental history. Upstairs offers three bedrooms and one full bathroom, while the lower level includes another three bedrooms and one full bathroom, currently rented and generating \$3,500 per month in rental income. The home includes bright living and dining spaces, a large recreation room in the basement, a versatile storage room that can double as a den or office, and a spacious front deck to enjoy. Recent updates include a renovated basement and a newer roof (2014). With a prime location near the University of Calgary, Foothills Hospital, LRT, Sir Winston Churchill High School, and just steps from Market Mall, this property checks all the boxes for a revenue property or future value growth. Best access is from the south end of Voyageur Drive through the back lane. (id:6769)

Furnace 8.58 Ft x 8.08 Ft  
Bedroom 12.33 Ft x 9.58 Ft  
Bedroom 13.17 Ft x 8.17 Ft  
Bedroom 11.67 Ft x 9.92 Ft  
Family room 11.67 Ft x 9.17 Ft  
Kitchen 15.58 Ft x 8.08 Ft  
4pc Bathroom 8.25 Ft x 7.58 Ft  
Living room 11.92 Ft x 11.33 Ft

Kitchen 10.58 Ft x 8.92 Ft  
Dining room 10.50 Ft x 8.92 Ft  
Laundry room 4.25 Ft x 3.92 Ft  
Primary Bedroom 12.42 Ft x 10.33 Ft  
Bedroom 11.42 Ft x 8.42 Ft  
Bedroom 11.92 Ft x 8.42 Ft  
3pc Bathroom 8.50 Ft x 6.67 Ft

Listing Presented By:



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