



## 4839 40 Avenue Calgary Alberta

\$699,000

Developers, investors and handy homeowners this is the one you've been waiting for! Nestled on a huge 58' x 110' lot with a SE backyard and a phenomenal location just around the corner from Glamorgan Park. Within walking distance to schools, transit and countless shops, restaurants and amenities! With almost 1,900 sq. ft. of developed space, this peaceful bungalow has ample space for any large or growing family with the advantageous benefit of a separate entrance. The living room invites relaxation while an oversized picture window frames mature tree views. White and neutral, the kitchen is well laid out for culinary creations with a breakfast nook for casual mealtimes. Host more formal gatherings in the adjacent dining room, which is perfect for large or more intimate events. The primary bedroom is a true owner's escape thanks to the dual closets and a private ensuite. The second bedroom leads to the screened-in rear deck making it ideal as a home office where you can take your coffee breaks enjoying the great outdoors in almost any weather. A separate entrance to the finished basement adds a ton of versatility to the space. Convene in the warm and cozy family room in front of the charming wood-burning fireplace then refill drinks and snacks at the wet bar. A den is great for a tucked away workspace, an enclosed playroom or even a private space for guests. Fully fenced, the backyard has loads of grassy play space for kids to play or take a quick scroll down the alley to the playground. The cherry on top is the oversized double detached garage keeping vehicles safely out of the elements. This exceptional, family-friendly community offers extensive walking paths, numerous parks, both public and separate schools, shops, restaurants, a skating rink (with skate shack and fireplace), sports courts and a very active community centre with year-round programs and activities...

Recreational, Games room 11.75 Ft x 19.58 Ft

Other 10.75 Ft x 4.25 Ft

Den 16.00 Ft x 10.17 Ft

3pc Bathroom 6.58 Ft x 4.17 Ft

Other 8.92 Ft x 4.42 Ft

Living room 15.33 Ft x 12.33 Ft

Breakfast 11.00 Ft x 11.33 Ft

Dining room 17.33 Ft x 9.17 Ft

Sunroom 9.75 Ft x 10.75 Ft

Primary Bedroom 15.75 Ft x 11.50 Ft

Bedroom 11.58 Ft x 10.17 Ft

3pc Bathroom 5.00 Ft x 8.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 10.75 Ft x 7.50 Ft

4pc Bathroom 5.25 Ft x 7.83 Ft