



# 1101 40 Street Calgary Alberta

\$648,800

Wow! Check out this fantastic bungalow complete with Separate Entrance and a GIANT 4 car Garage featuring a dream Workshop and loft area with lift. This 3 Bedroom home is conveniently located on a huge R-C2 ZONED 52' x 125' lot welcomes you with beautiful hardwood floors into your bright and sunny main living area. The kitchen offers a ton of cupboard and counter space, spacious dining area, and gleaming tile floors. The fully finished basement with separate entrance opens to a large family room and summer kitchen with the potential for an illegal suite. In the summer on those hot days enjoy your homes Air-conditioning and a sheltered sunroom allows you to enjoy your yard even when it rains. The fire pit is a perfect gathering place for summer nights with friends or a hot-chocolate around the fire in the winter. Topping it all off with a total of up to 10 off-Street parking spots with the amazing, heated 4 car garage with a workshop and Upper Level Loft area to take a break or just admire your favorite projects. Call Today to book your private viewing. (id:6769)

3pc Bathroom 6.58 Ft x 7.75 Ft

Kitchen 11.25 Ft x 8.75 Ft

Den 21.92 Ft x 13.33 Ft

Recreational, Games room 13.83 Ft x 24.17 Ft

Furnace 13.00 Ft x 10.17 Ft

4pc Bathroom 8.00 Ft x 4.67 Ft

Bedroom 9.92 Ft x 7.92 Ft

Bedroom 11.25 Ft x 7.92 Ft

Dining room 11.58 Ft x 8.50 Ft

Living room 11.25 Ft x 20.25 Ft

Kitchen 11.58 Ft x 8.00 Ft

Primary Bedroom 11.25 Ft x 10.25 Ft

Listing Presented By:



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RE/MAX Complete Realty

<http://thecalgaryrealestateguy.com/>

**RE/MAX Realty Professionals**

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