



1431 40 Street Calgary Alberta

\$784,999

OPEN HOUSE SATURDAY OCTOBER 11 o 1PM-4PM Stunning family home with modern upgrades and a prime Calgary location. Located on a quiet street within walking distance to C-train, shopping, and schools, this home offers both comfort and convenience. The exterior features elegant curb appeal with freshly stained decks, beautiful mature gardens with a pergola, and a paved back alley that provides easy no-mud vehicle access. There is ample street parking, along with a spacious two-car garage that fits large vehicles and offers additional storage. Step inside to a welcoming front entrance that opens to a bright and versatile front room-- perfect as a formal living area, office, or playroom. A conveniently located powder room on the main level makes this space ideal for both everyday family life and hosting guests. The main floor continues with soaring 9-foot ceilings and elevated moulding throughout. Gorgeous LPV flooring graces the level, complemented by new carpets on the stairs, upper, and basement levels. Stylish tile finishes in the bathrooms add a touch of elegance. The living room features seamless wiring for a mounted TV, a warm gas fireplace with built-in shelving, and a stunning brick feature wall. The spacious dining area and open-concept kitchen make entertaining effortless, with granite countertops, a large island--the sink facing the action--and newer appliances, including a five-burner gas stove, dishwasher, and French door refrigerator. Upstairs offers two bedrooms and a full 3-piece bathroom located across from the laundry area. The primary suite includes a walk-in closet and a luxurious ensuite with a large jetted soaker tub, stand-up shower, and dual sinks. The finished basement provides additional living space with a fourth bedroom, ideal for guests or a home office. There is a convenient 3-piece bathroom with heated floors, a cozy media wall installation...

Recreational, Games room 5.93 M x 5.26 M

Bedroom 2.87 M x 3.20 M

3pc Bathroom 2.38 M x 2.22 M

Storage 1.64 M x 1.92 M

Furnace 2.46 M x 3.45 M

Living room 5.66 M x 3.22 M

2pc Bathroom 1.66 M x 1.50 M

Foyer 1.55 M x 1.30 M

Primary Bedroom 3.91 M x 3.31 M

Other 1.48 M x 3.33 M

5pc Bathroom 3.09 M x 3.37 M

Bedroom 3.01 M x 3.49 M

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Listing Presented By:



Originally Listed by:
Diamond Realty & Associates Ltd

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 4.46 M x 3.84 M

Family room 4.23 M x 3.68 M

Dining room 1.87 M x 3.81 M

Bedroom 3.08 M x 4.02 M

4pc Bathroom 3.07 M x 1.51 M

Laundry room 1.66 M x 1.78 M