



## 2219 40 Street Calgary Alberta

\$499,900

Quaint Bungalow located on a wide street with schools just a short walk away. Close proximity to the City Core, Main Routes, Transit and Amenities! This home has been lovingly maintained and retains many of its original features. To love: Fresh Paint, Original Hardwood, Huge Yard and Deck, Separate Entrance for Basement, 50x126' Lot, Newer Roof, Hot Water Tank and Many Windows. This home and this lot, offer a lot of potential for future development or just a great family home! (id:6769)

Family room 15.92 Ft x 14.08 Ft

Bedroom 11.50 Ft x 11.33 Ft

Primary Bedroom 10.42 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 17.33 Ft x 14.92 Ft

Kitchen 12.17 Ft x 11.58 Ft

Primary Bedroom 15.58 Ft x 11.33 Ft

Bedroom 11.50 Ft x 11.33 Ft

4pc Bathroom 6.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty

<http://www.ourtownnyc.ca/>

**RE/MAX Realty Professionals**

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