

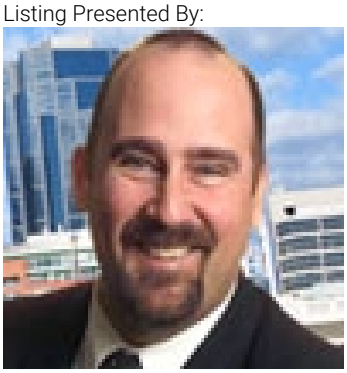
4116 40 Avenue Calgary Alberta

$699,900

First-time offered is this one-owner home in the highly sought-after family community of Varsity, walking distance to Market Mall & just minutes to all neighbourhood schools, University of Calgary & LRT. This warm & inviting two storey enjoys eat-in kitchen, 4 bedrooms, central air & fenced backyard with deck & oversized 2 car garage. Wonderful traditional floorplan perfectly suited for family living or entertaining, with a sunny south-facing living room with gas fireplace, spacious formal dining room, family room with sliding doors into the backyard & bright kitchen with lots of cabinet space. Upstairs there are 3 bedrooms & 1 full bathroom; the primary bedroom has a walk-in closet & views of the backyard, & the other 2 bedrooms have hardwood floors. The lower level is finished with a rumpus room with fireplace, wet bar, another full bathroom & loads of extra space for storage in the crawlspace. Main floor also has a great-sized 4th bedroom (or home office) with access into a 2-piece bathroom, & laundry room with washer & dryer. Backyard is fully fenced & landscaped, with a large deck with retractable awning & detached garage with heater & heat lamp. Roof on house & garage both replaced in 2010. Hot water tank @ 2017. Prime location close to University of Calgary & University District, transit (both bus & LRT), hospitals (Alberta Children's, Foothills Medical Centre & Arthur J.E. Child Cancer Centre), Bowmont Park & downtown. (id:6769)

4pc Bathroom .00 Ft x .00 Ft
Recreational, Games room 24.83 Ft x 9.83 Ft
2pc Bathroom .00 Ft x .00 Ft
Living room 22.67 Ft x 13.50 Ft
Dining room 12.42 Ft x 9.00 Ft
Kitchen 13.33 Ft x 12.42 Ft
Family room 12.92 Ft x 12.42 Ft
Bedroom 11.08 Ft x 9.50 Ft
Laundry room 7.08 Ft x 5.08 Ft
4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 13.00 Ft x 12.50 Ft
Bedroom 13.00 Ft x 9.00 Ft
Bedroom 13.00 Ft x 9.00 Ft

Listing Presented By:



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