

4220 40 Street Calgary Alberta

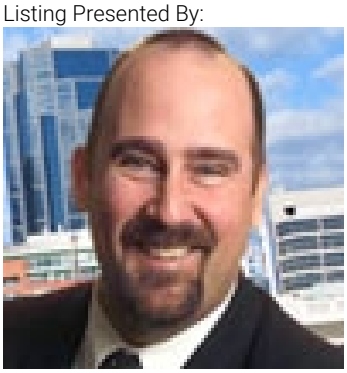
$735,000

A little nostalgia. A lot of opportunity. And a location that's stood the test of time.Some neighbourhoods just feel like home. Varsity is one of them. Whether you have fond memories of growing up in Calgary's northwest, spent your university years nearby or are looking for the kind of established community where you can put down roots of your own, this classic 1965 bungalow offers an opportunity to become part of a neighbourhood that has only gotten better with age.Lovingly maintained by the same family for 60 years, this home with 2,500 square feet of developed space, sits on a generous 54' x 101' lot and offers the space and functional layout that are increasingly hard to find. The main floor features three bedrooms, a full four-piece bathroom (with laundry chute), a two-piece ensuite and beautiful original hardwood floors. The kitchen was updated in the 1990s and newer vinyl windows have been installed throughout the main floor.Downstairs, things get a little nostalgic. A huge family room with warm cedar accents, dark wood paneling and a gas fireplace has all the makings of a wonderfully retro retreat -- think cozy evenings, game days or the ultimate hideaway without having to leave home. There's also a tremendous amount of storage, laundry room, full bathroom and additional bedroom (non-egress window). Outside, you'll find a 24' x 22' oversized double detached garage with convenient paved alley access and private backyard. And with no restricted street parking zones, there's plenty of flexibility for everyday living.The location is what really ties it all together. You're moments from the University of Calgary, McMahon Stadium, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, Brentwood and Dalhousie shopping centres, Northland Mall and the LRT. Crowchild Trail and Shaganappi Trail make getting around the city easy and there's convenient acce...

Family room 25.83 Ft x 15.58 Ft
Bedroom 13.92 Ft x 10.75 Ft
Laundry room 10.00 Ft x 8.25 Ft
3pc Bathroom 6.83 Ft x 64.00 Ft
Storage 15.33 Ft x 15.67 Ft
Living room 19.92 Ft x 12.00 Ft

Primary Bedroom 15.67 Ft x 13.50 Ft
Kitchen 12.42 Ft x 9.33 Ft
Breakfast 10.33 Ft x 5.58 Ft
Bedroom 12.25 Ft x 9.00 Ft
Bedroom 12.25 Ft x 9.00 Ft
2pc Bathroom 4.67 Ft x 4.75 Ft

Listing Presented By:



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Dining room 9.33 Ft x 7.92 Ft

4pc Bathroom 9.00 Ft x 6.83 Ft