



## 936 40 Avenue Calgary Alberta

\$599,900

OPEN HOUSE SATURDAY JAN 11th and SUNDAY JAN 12th from 1-4PM. This adorable little home is perfect for the first-time buyer, (or move-up from a condo). Or hold for future redevelopment. It is situated on a Large R-CG Grade-oriented infill lot, It is well-kept, recently painted and cute as a button. The second bedroom is currently being used as a dining room and home office. Both closet doors in the primary and second bedroom are sticky, please be gentle. Appliances, washer, dryer and hot water tank are all under two years old. The lovely kitchen Island stays with the house as does the microwave. Plus the city has replaced their portion (the only part damaged) of the sewer line in 2023. The basement is mostly unfinished except a storage room, and at some point the previous owners installed rough-in plumbing for the future bathroom. There is a large Patio area in the back with plenty of space to enjoy the outdoors. The alley accesses a single garage and this property also has an asphalt dbl pad for extra parking. Please note: the roof on the garage has no shingles and comes as is. One of the sellers works from home so 2 hours' notice is required. There is a lovely cat named Rosie, please ensure she does not get out. Thank you for showing. (id:6769)

Storage 11.92 Ft x 12.58 Ft  
Living room 16.50 Ft x 11.50 Ft  
Other 13.00 Ft x 13.42 Ft

Primary Bedroom 12.67 Ft x 10.25 Ft  
Bedroom 12.67 Ft x 10.58 Ft  
4pc Bathroom 9.17 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://Brendabriggs.com>

**RE/MAX Realty Professionals**

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