

# \$850,000 - 4924 40 Avenue Nw, Calgary

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MLS® #A2228581

**\$850,000**

5 Bedroom, 2.00 Bathroom, 1,085 sqft  
Residential on 0.14 Acres

Varsity, Calgary, Alberta

Spacious 5-Bedroom Home with Shop,  
Greenhouse & Investment Potential

Discover this well-maintained 5-bedroom property offering both comfort and opportunity. This bi-level has been updated with a newer High Efficiency Furnace, a/c, newer windows, shingles, siding. Featuring beautiful hardwood floors throughout, this home exudes warmth and charm while boasting modern convenience with newer appliances and thoughtful updates.

A standout feature is the versatile extra shop/office space—perfect for a home business, creative studio, or private workspace. Outdoors, greenhouses provide a fantastic setup for gardening enthusiasts and a metal gazebo on the patio provides a welcoming place to just sit and relax.

Located close to all amenities, including shopping, schools, transit, and parks, this property combines everyday convenience with long-term potential. Whether you're looking to settle in, run a home-based business, or invest in a growing area, this property checks all the boxes.

Don't miss this unique opportunity—schedule your private showing today!

Built in 1971



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228581    |
| Price          | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,085       |
| Acres          | 0.14        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4924 40 Avenue NW |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3A 2P1           |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Alley Access, Double Garage |
| # of Garages   | 2                           |

## Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | No Animal Home, No Smoking            |
| Appliances        | Electric Range, Refrigerator, TV Dish |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | Central Air                           |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Wood Burning                          |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

## Exterior



|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Garden     |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Slab                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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