

\$799,000 - 4924 40 Avenue Nw, Calgary

MLS® #A2228581

\$799,000

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	\$799,000
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	Double Garage Detached, All
# 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	137
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.