1243 40 Avenue NW

Calgary | Active | MLS® A2355190

$729,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1958**	**1,060 sq. ft.**

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Listed by eXp Realty

A closer look

INVESTOR ALERT: investment opportunity on a beautiful tree-lined street! Live in it, rent it, or reimagine it - the opportunity is yours in beautiful Cambrian Heights! Welcome to this charming bungalow nestled on a beautiful, tree-lined street in the desirable community of Cambrian Heights! Surrounded by towering mature trees, lush greenery and the warmth of an established neighbourhood, this property offers a wonderful blend of character, comfort and opportunity. Situated on an R-C2 zoned lot in a community experiencing continued redevelopment, this home presents exciting possibilities for homeowners, investors and those looking to explore future potential.

Step inside and you'll immediately appreciate the abundance of natural light and the warm, welcoming atmosphere throughout. The bright and spacious main floor offers a generous living room with plenty of space to relax, entertain and gather with family and friends. The updated kitchen provides a functional and inviting space for everyday cooking and dining. Originally designed with three bedrooms on the main floor, the layout has been reconfigured to offer two generously sized bedrooms, providing additional space and comfort. An updated full bathroom, complete with washer and dryer hookups, adds everyday convenience to this thoughtfully laid-out home.

The fully finished basement features an **illegal 2-bedroom suite**, offering even more flexibility and potential. Complete with its own kitchen, a full bathroom, two bedrooms and plenty of open living space, the lower level feels bright and welcoming with natural light throughout. Whether accommodating extended family or exploring potential rental income, this additional living space offers plenty of possibilities.

Step outside to enjoy the beautifully landscaped and fully fenced backyard, a wonderful outdoor retreat surrounded by the greenery and mature trees that make this neighbourhood so special. There's plenty of room to entertain, garden, enjoy summer barbecues or simply unwind in your own backyard. The **oversized 22' x 24' double detached garage** offers plenty of room for parking, storage and all your outdoor essentials.

Location is another standout feature! Cambrian Heights is known for its charming homes, mature tree-lined streets and welcoming community atmosphere. Enjoy being just minutes from Confederation Park, beautiful walking and biking pathways, schools, playgrounds, shopping and everyday amenities. With convenient access to major roadways and downtown Calgary, you'll enjoy the peaceful feel of an established neighbourhood while staying close to everything the city has to offer.

With its inviting character, spacious layout, mature surroundings, and future potential, this property offers something for everyone.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355190
Bedrooms	4

Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,060 sq. ft.
Main Level Finished Area:	1,060 sq. ft.
Below Grade Finished Area:	1,053 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	55'1"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0

Plan:	9043HA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Cambrian Heights
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	see remarks
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 10'6" × 8'1" ·
Main Floor	Bedroom - Primary · 11'7" × 10'3" ·
Main Floor	Kitchen · 10'1" × 9'5" ·

Main Floor	Dining Room · 9'10" × 8' ·
Main Floor	Living Room · 16'1" × 12'1" ·
Main Floor	Office · 12'8" × 10'1" ·
Basement	Kitchenette · 11'10" × 11'9" ·
Basement	Family Room · 12'5" × 11'8" ·
Basement	Bedroom · 11'8" × 10'2" ·
Basement	Bedroom · 19' × 12' ·
Title to Land:	Fee Simple
Community Features:	Golf, Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Open Floorplan
Exterior Features:	Garden, Lighting, Private Yard
Patio And Porch Features:	Deck, Front Porch, Other
Lot Features:	Back Lane, City Lot, Landscaped, Standard Shaped Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1243-40-avenue-nw-calgary-a2355190/

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