4116 40 Avenue NW

Calgary | Active | MLS® A2356093

$699,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1968**	**1,755.58 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

First-time offered is this one-owner home in the highly sought-after family community of Varsity, walking distance to Market Mall & just minutes to all neighbourhood schools, University of Calgary & LRT. This warm & inviting two storey enjoys eat-in kitchen, 4 bedrooms, central air & fenced backyard with deck & oversized 2 car garage. Wonderful traditional floorplan perfectly suited for family living or entertaining, with a sunny south-facing living room with gas fireplace, spacious formal dining room, family room with sliding doors into the backyard & bright kitchen with lots of cabinet space. Upstairs there are 3 bedrooms & 1 full bathroom; the primary bedroom has a walk-in closet & views of the backyard, & the other 2 bedrooms have hardwood floors. The lower level is finished with a rumpus room with fireplace, wet bar, another full bathroom & loads of extra space for storage in the crawlspace. Main floor also has a great-sized 4th bedroom (or home office) with access into a 2-piece bathroom, & laundry room with washer & dryer. Backyard is fully fenced & landscaped, with a large deck with retractable awning & detached garage with heater & heat lamp. Roof on house & garage both replaced in 2010. Hot water tank @ 2017. Prime location close to University of Calgary & University District, transit (both bus & LRT), hospitals (Alberta Children's, Foothills Medical Centre & Arthur J.E. Child Cancer Centre), Bowmont Park & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356093
Bedrooms	4
Bathrooms	3
Year Built	1968
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,755.58 sq. ft.

Main Level Finished Area:	1,164.67 sq. ft.
Upper Level Finished Area:	590.92 sq. ft.
Below Grade Finished Area:	475.51 sq. ft.
Acreage:	No
Lot Area:	6,469 sq. ft.
Lot Frontage:	54'
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1968 (Age: 58)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	5224JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Brick Facing, Gas, Gas Starter, Living Room, Recreation Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Deck awning, heat lamp in garage, wet bar fridge, garage heater. All chattels .
Restrictions:	None Known
Main Floor	Living Room · 22'8" × 13'6" ·
Main Floor	Dining Room · 12'5" × 9' ·
Main Floor	Kitchen · 13'4" × 12'5" ·
Main Floor	Family Room · 12'11" × 12'5" ·
Main Floor	Bedroom · 11'1" × 9'6" ·
Main Floor	Laundry · 7'1" × 5'1" ·
Upper Level	Bedroom - Primary · 13' × 12'6" ·
Upper Level	Bedroom · 13' × 9' ·
Upper Level	Bedroom · 13' × 9' ·
Basement	Game Room · 24'10" × 9'10" ·

Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Awning(s), Garden, Private Yard
Patio And Porch Features:	Awning(s), Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4116-40-avenue-nw-calgary-a2356093/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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