4220 40 Street NW

Calgary | Active | MLS® A2355933

$735,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1965**	**1,301 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

A little nostalgia. A lot of opportunity. And a location that's stood the test of time.
Some neighbourhoods just feel like home. Varsity is one of them. Whether you have fond memories of growing up in Calgary's northwest, spent your university years nearby or are looking for the kind of established community where you can put down roots of your own, this classic 1965 bungalow offers an opportunity to become part of a neighbourhood that has only gotten better with age.
Lovingly maintained by the same family for 60 years, this home with 2,500 square feet of developed space, sits on a generous 54' x 101' lot and offers the space and functional layout that are increasingly hard to find. The main floor features three bedrooms, a full four-piece bathroom (with laundry chute), a two-piece ensuite and beautiful original hardwood floors. The kitchen was updated in the 1990s and newer vinyl windows have been installed throughout the main floor.
Downstairs, things get a little nostalgic. A huge family room with warm cedar accents, dark wood paneling and a gas fireplace has all the makings of a wonderfully retro retreat - think cozy evenings, game days or the ultimate hideaway without having to leave home. There's also a tremendous amount of storage, laundry room, full bathroom and additional bedroom (non-egress window).
Outside, you'll find a 24' x 22' oversized double detached garage with convenient paved alley access and private backyard. And with no restricted street parking zones, there's plenty of flexibility for everyday living.
The location is what really ties it all together. You're moments from the University of Calgary, McMahon Stadium, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, Brentwood and Dalhousie shopping centres, Northland Mall and the LRT. Crowchild Trail and Shaganappi Trail make getting around the city easy and there’s convenient access to highway 1 for trips to the mountains. Families will appreciate the proximity to all levels of schooling, including a K-5 French-language school at the end of the block. And while the familiar Varsity landmarks remain, the exciting shops, restaurants and amenities of the neighbouring University District bring a whole new energy to the area.
Whether you're looking for your first detached home, a place to grow into, a comfortable bungalow to make your own, or a property with outstanding long-term potential this is an opportunity to secure a foothold in one of Calgary's most enduringly desirable northwest communities.
The memories are already here. The next chapter is yours to write.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355933
Bedrooms	4
Bathrooms	3
Year Built	1965
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:	Bungalow
Total Living Area:	1,301 sq. ft.
Main Level Finished Area:	1,301 sq. ft.
Below Grade Finished Area:	1,232 sq. ft.
Acreage:	No
Lot Area:	5,479 sq. ft.
Lot Frontage:	54'
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1965 (Age: 61)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2695JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator
Inclusions:	Two wardrobes in basement
Restrictions:	None Known
Main Floor	Living Room · 19'11" × 12' ·
Main Floor	Dining Room · 9'4" × 7'11" ·
Main Floor	Bedroom - Primary · 15'8" × 13'6" ·
Main Floor	Kitchen · 12'5" × 9'4" ·
Main Floor	Breakfast Nook · 10'4" × 5'7" ·

Main Floor	Bedroom · 12'3" × 9' ·
Main Floor	Bedroom · 12'3" × 9' ·
Lower Level	Family Room · 25'10" × 15'7" ·
Lower Level	Bedroom · 13'11" × 10'9" ·
Lower Level	Laundry · 10' × 8'3" ·
Lower Level	Storage · 15'8" × 15'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4220-40-street-nw-calgary-a2355933/

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