4924 40 Avenue NW

Calgary | Active | MLS® A2307439

$725,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1971**	**1,085 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Spacious 5-Bedroom Home with Shop, Greenhouse

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2307439
Bedrooms	5
Bathrooms	2
Year Built	1971
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:	Bi-Level
Total Living Area:	1,085 sq. ft.
Main Level Finished Area:	1,085.1 sq. ft.
Below Grade Finished Area:	890.9 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	3
Year built:	1971 (Age: 55)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7004JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Slab
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Varsity
Appliances:	Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom - Primary · 13' × 10'6" ·
Main Floor	Bedroom · 12'1" × 8'2" ·
Main Floor	Bedroom · 12'1" × 8'9" ·
Basement	Bedroom · 14'8" × 9'8" ·
Basement	Bedroom · 12'2" × 10' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Lane, Back Yard, Garden

Num. of Parcels:	0
Outbuildings:	Shed, Greenhouse, Shop/Office
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	May 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4924-40-avenue-nw-calgary-a2307439/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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