# 4928 40 Avenue NW

Calgary | Active | MLS® A2307438

**$725,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1971** | **1,084.8 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by First Place Realty

# A closer look

Stylishly Updated 4-Bedroom Bi-Level with Double Garage in Prime Location
Welcome to this updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property offers both comfort and convenience in a sought-after neighborhood.
Step inside to a bright and modern interior featuring tasteful updates throughout. The home boasts newer windows, siding, and shingles, high efficiency furnace, new hot water tank ensuring energy efficiency and long-term peace of mind. The spacious layout offers a functional blend of open living and private space, ideal for today's lifestyle.
Outdoors, enjoy a fully fenced yard with a lot measuring 50 ft x 120 ft, that has a large garden so you can grow your own food, a patio for entertaining, and a double garage with ample storage and parking.
Whether you're looking to settle in or invest in a high-demand area, this move-in-ready home checks every box. Rare Opportunity with an AMAZING location in the desirable community of VARSITY.
A must-see-book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2307438 |
| **Bedrooms** | 4 |
| **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:** | 1,084.8 sq. ft. |
| **Main Level Finished Area:** | 1,084.8 sq. ft. |

| | |
|---|---|
| **Below Grade Finished Area:** | 906.1 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:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7004JK |
| **Heating:** | Forced Air |
| **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, Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |

| | |
|---|---|
| **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:** | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | n/A |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom - Primary · 12'11" × 10'7" · |
| **Main Floor** | Bedroom · 12' × 8'2" · |
| **Main Floor** | Bedroom · 12' × 8'8" · |
| **Basement** | Bedroom · 14'10" × 13'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | No Animal Home, No Smoking Home, Vinyl Windows |
| **Exterior Features:** | Garden, Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Garden |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Shed |
| **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/4928-40-avenue-nw-calgary-a2307438/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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