

# \$799,000 - 4928 40 Avenue Nw, Calgary

MLS® #A2228583

**\$799,000**

4 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

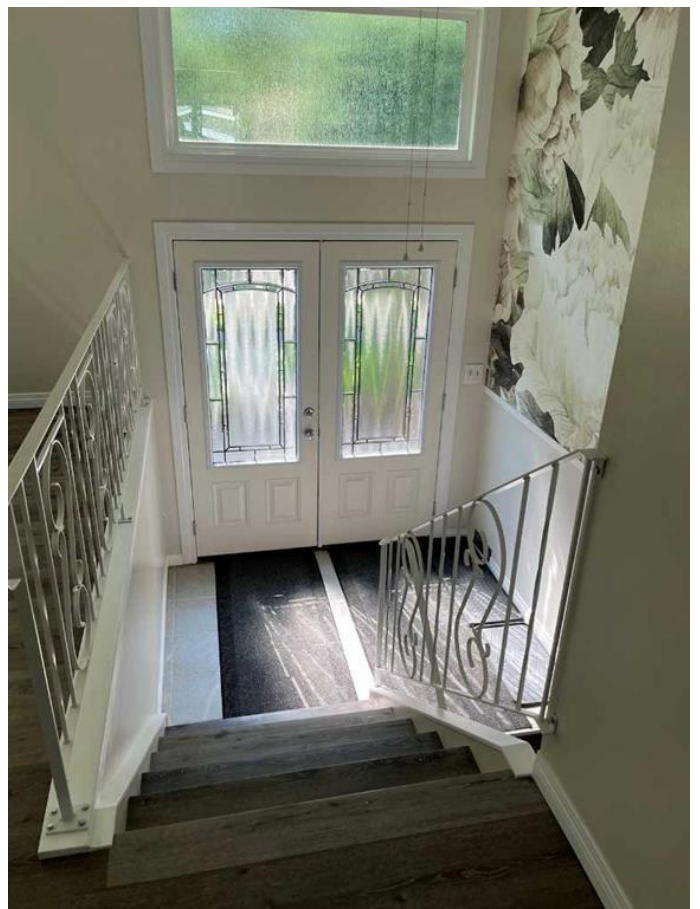
Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location  
Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property 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, 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, featuring a lovely garden, 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!

Built in 1971

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2228583    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,085       |
| Acres          | 0.14        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4928 40 Avenue Nw |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3A 0X2           |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                           |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard, Garden                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden |
| Roof              | Asphalt Shingle                          |

|              |                              |
|--------------|------------------------------|
| Construction | Stucco, Vinyl Siding, Wood F |
| Foundation   | Slab                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 128            |
| Zoning         | R-CG           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|



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