

# \$865,900 - 4928 40 Avenue Nw, Calgary

MLS® #A2228583

**\$865,900**

4 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.14 Acres

Varsity, Calgary, Alberta

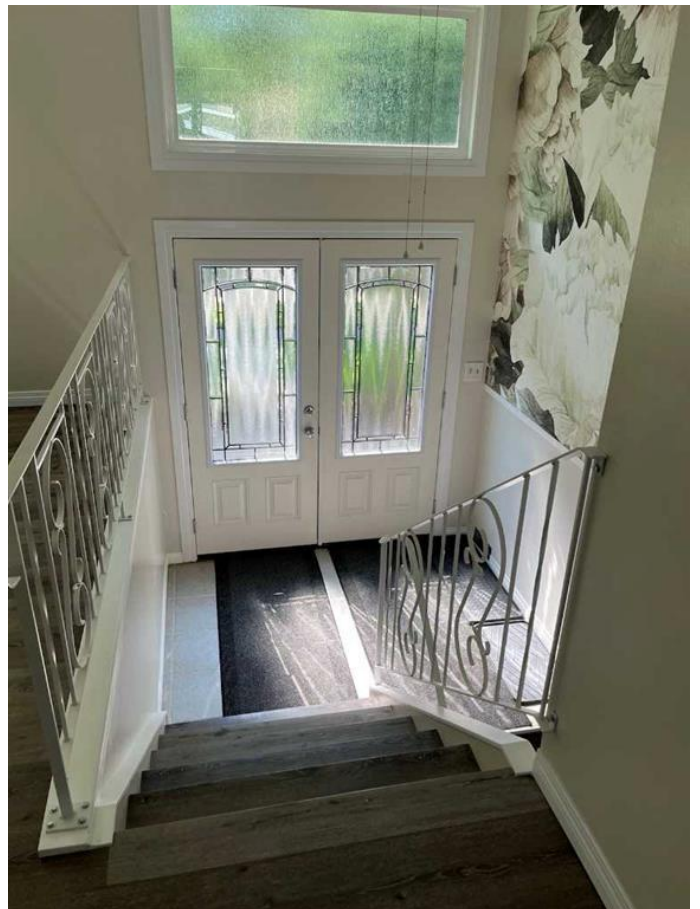
Stylishly Updated 4-Bedroom Bi-Level with Double Garage & Prime Location  
Welcome to this beautifully updated 4-bedroom bi-level home, perfectly situated near all essential amenities, public transportation, the university, and major hospitals. Ideal for families, professionals, or investors, this property 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	\$865,900
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	Garden, Private Yard
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	76
Zoning	R-CG

**Listing Details**

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.