

**2715 40 Street SW**  
**Calgary, Alberta**

**MLS # A2226409**



**\$800,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, Double Garage Detached, Garage Door Opener, Off S		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard		
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Concrete, Hardwood, Linoleum		<b>Sewer:</b> -
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b> -
<b>Basement:</b>	Full, Partially Finished		<b>LLD:</b> -
<b>Exterior:</b>	Brick, Concrete, Wood Frame		<b>Zoning:</b> R-CG
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Pride of Ownership. Inner City. Large lot is zoned R-CG, offering strong potential for redevelopment. Future development. Brick Exterior, 4 Bedroom Bungalow, Hardwood Floors. Bright and Spacious. Will accommodate 2 Families. 2 Laundry hookups up/Down. Large Yard. Rear Alley Access. Double Detached Garage, +Carport with Garage Door, RV Parking. Heated Workshop 13.2' x 38.21'. Immediate Possession. Private Treed Yard. West Exposure.