

**3912 40 Avenue NW**  
**Calgary, Alberta**

**MLS # A2309998**



**\$880,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully renovated and thoughtfully updated bungalow in the highly sought-after community of Varsity! With nearly 2,133 sq ft of developed living space, this home offers 4 spacious bedrooms and 3 full bathrooms, making it ideal for families, students, or investors. Walking distance to the University of Calgary, Brentwood C-Train Station, Market Mall, Research Park, and the Children's Hospital, the location is unbeatable for convenience and central living. Step inside and you'll immediately notice the designer finishes: a custom gourmet kitchen with high-end appliances including a Frigidaire gas stove, luxury granite countertops, dove-grey cabinetry, and a large island that seamlessly connects to the dining and living areas. The living room features a stunning rock fireplace and built-in wine bar, while the primary suite impresses with generous closet space and a spa-like ensuite complete with a walk-in shower and tub. This home sits on a 6,200+ sq ft lot with great curb appeal, highlighted by stone, timber, stucco, and hardy board in warm, inviting colours. The single detached garage plus ample street parking add practicality, while the full basement offers flexibility as a future revenue generator, a teenager hangout, or additional living space. Not only is this property move-in ready, but it has also been a fantastic rental property, making it an excellent investment opportunity. Book your showing today, homes of this calibre in Varsity don't last long!