

# \$565,000 - 4256 40 Avenue Nw, Calgary

MLS® #A2250979

**\$565,000**

6 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.05 Acres

Varsity, Calgary, Alberta

Welcome to the desirable community of Varsity, just a short three-minute walk to Market Mall. This bi-level duplex is the perfect opportunity for investors, featuring a legal basement suite and a strong rental history. Upstairs offers three bedrooms and one full bathroom, while the lower level includes another three bedrooms and one full bathroom, currently rented and generating \$3,500 per month in rental income.

The home includes bright living and dining spaces, a large recreation room in the basement, a versatile storage room that can double as a den or office, and a spacious front deck to enjoy. Recent updates include a renovated basement and a newer roof (2014).

With a prime location near the University of Calgary, Foothills Hospital, LRT, Sir Winston Churchill High School, and just steps from Market Mall, this property checks all the boxes for a revenue property or future value growth. Best access is from the south end of Voyageur Drive through the back lane.

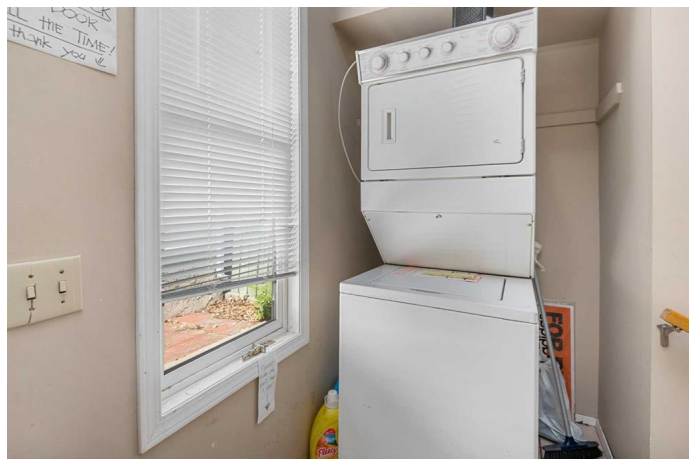
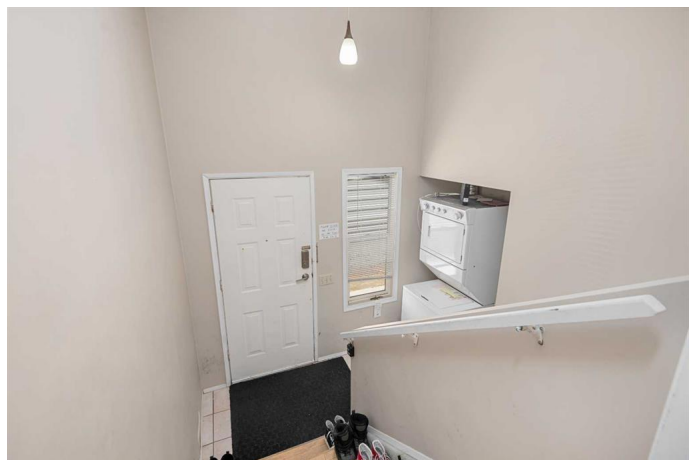
Built in 1971

## Essential Information

MLS® # A2250979

Price \$565,000

Bedrooms 6



Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.05
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	4256 40 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0X1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dryer, Electric Oven, Electric Stove, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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