

4216 40 Street NW
Calgary, Alberta

MLS # A2164437



\$888,800

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1965 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: 2nd Dryer, 2nd Electric Stove, 2nd Refrigerator, 2nd Washer

INVESTOR ALERT!! WALKING DISTANCE TO THE U of C & Market Mall, quick access to the Foothills Hospital, this 3-bedroom up + 2-bedroom **ILLEGAL** suite down with separate exterior access is already fully leased and is looking for a lucky Landlord / Owner to step in, assume the leases and collect rents! With over 2,300 sqft. of living space, this property has been upgraded to make sure there is as low of maintenance as possible! Exterior Brick is impeccable, great curb appeal to go with the neighborhood, new windows, new front door, High Efficiency Furnace, New Water Tank, upgraded Electrical Panel with lots of space for more, if necessary. The Sewer Line has been repaired; the home has been asbestos tested showing no asbestos. The 3-bedroom upper unit has laminate flooring and tile flooring, easy to keep clean, with a new kitchen including new appliance package, cabinetry, countertops including a peninsula with room for stools and a breakfast nook! There is in-suite laundry in each unit, so a set of Washer / Dryer per unit, bathrooms also upgraded! Great sliding 10ft patio doors shed nice light if eventually, you want to live up, and have the rental income down cover the mortgage. All spacious bedrooms, great Living Room with fireplace, open to the large Dining Room. Access the Lower illegal suite from the exterior, also with 2 large bedrooms, a full kitchen with loads of cabinetry, full bathroom and lots of storage!! Easy to clean flooring also in place down! Single garage adds to the property, with parking access or extra storage space for the owner, depends on the new owner's needs & could be rented separately!!