936 40 Avenue NW
Calgary, Alberta

MLS # A2185097

$599,900

Division:	Highwood
Type:	Residential/House
Style:	Bungalow
Size:	860 sq.ft.
Age:	1955 (70 yrs old)
Beds:	2
Baths:	1
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking, Single Garage Det
Lot Size:	0.12 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	Cable, Cable Internet Access, Electricity, Natural Gas
Features:	See Remarks		

Inclusions:	Tool shed in the backyard

OPEN HOUSE SATURDAY JAN 11th and SUNDAY JAN 12th from 1-4PM. This adorable little home is perfect for the first-time buyer, (or move-up from a condo). Or hold for future redevelopment. It is situated on a Large R-CG Grade-oriented infill lot, It is well-kept, recently painted and cute as a button. The second bedroom is currently being used as a dining room and home office. Both closet doors in the primary and second bedroom are sticky, please be gentle. Appliances, washer, dryer and hot water tank are all under two years old. The lovely kitchen Island stays with the house as does the microwave. Plus the city has replaced their portion (the only part damaged) of the sewer line in 2023. The basement is mostly unfinished except a storage room, and at some point the previous owners installed rough-in plumbing for the future bathroom. There is a large Patio area in the back with plenty of space to enjoy the outdoors. The alley accesses a single garage and this property also has an asphalt dbl pad for extra parking. Please note: the roof on the garage has no shingles and comes as is. One of the sellers works from home so 2 hours' notice is required. There is a lovely cat named Rosie, please ensure she does not get out. Thank you for showing.