$800,000 - 2715 40 Street Sw, Calgary

MLS® #A2226409

$800,000
4 Bedroom, 2.00 Bathroom, 1,231 sqft
Residential on 0.15 Acres

Glendale., Calgary, Alberta

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.

Built in 1957

Essential Information

MLS® #	A2226409
Price	$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2715 40 Street Sw
Subdivision	Glendale.

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J6

Amenities

Parking Spaces	4
Parking	Carport, Double Garage Detached, Off Street, RV Access/Parking, Alley Access, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Central Vacuum, Laminate Counters, No Animal Home
Appliances	Dishwasher, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	52
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate

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