

# \$750,000 - 2715 40 Street Sw, Calgary

MLS® #A2226409

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0.15 Acres

Glendale., Calgary, Alberta

PRICE ADJUSTED TO SELL. 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. Inner City Development Opportunity.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226409    |
| Price          | \$750,000   |
| 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, RV Access/Parking, Alley Access, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                                                |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Central Vacuum |
| 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, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Concrete, Wood Frame                 |
| Foundation        | Poured Concrete                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 104             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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