

# \$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	86
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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