

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

Interior

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

Exterior

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

Additional Information

Date Listed	June 16th, 2025
Days on Market	120
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.