



4256 40 Avenue NW, Calgary, Alberta - \$565,000



Main Photo

Property Description

Welcome to the desirable community of Varsity, just a short three-minute walk to Market Mall. This bi-level duplex is the perfect opportunity for investors, featuring a legal basement suite and a strong rental history. Upstairs offers three bedrooms and one full bathroom, while the lower level includes another three bedrooms and one full bathroom, currently rented and generating \$3,500 per month in rental income.

The home includes bright living and dining spaces, a large recreation room in the basement, a versatile storage room that can double as a den or office, and a spacious front deck to enjoy. Recent updates include a renovated basement and a newer roof (2014).

With a prime location near the University of Calgary, Foothills Hospital, LRT, Sir Winston Churchill High School, and just steps from Market Mall, this property checks all the boxes for a revenue property or future



value growth. Best access is from the south end of Voyageur Drive through the back lane.

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