

\$1,099,000 - 3832 40 Avenue Nw, Calgary

MLS® #A2267116

\$1,099,000

5 Bedroom, 4.00 Bathroom, 1,253 sqft
Residential on 0.17 Acres

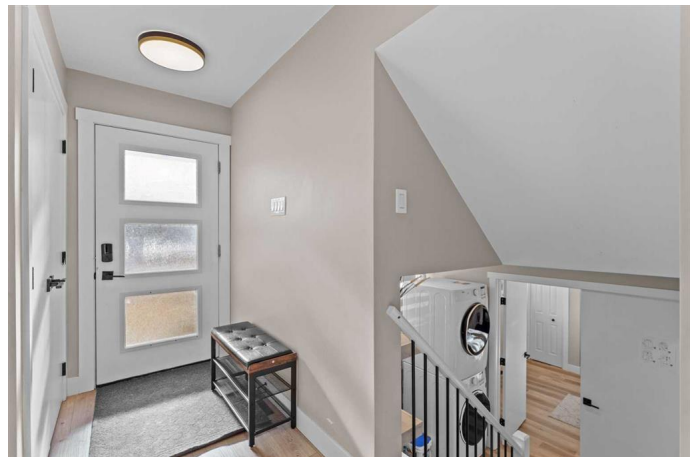
Varsity, Calgary, Alberta

Welcome to this beautifully renovated 5-bedroom, 4-bathroom detached 4-level split offering nearly 2,500 sq. ft. of modern living space on a 7,200 sq. ft. south-facing corner lot overlooking a peaceful green space. This home has been completely remodeled and updated from top to bottom with high-end renovations in the last few years – a perfect blend of elegance, function, and comfort.

Enjoy walking distance to Market Mall, U of C, Alberta Children's Hospital, University District, Brentwood C-Train Station, and many green space/ parks. Families will appreciate the proximity to Sir Winston Churchill High, Marion Carson Elementary, F.E. Osborne Junior High, and St. Vincent de Paul Elementary.

Inside, you'll find a bright open-concept layout with LVP flooring, LED lighting, and modern finishes throughout. The chef-inspired kitchen features custom white cabinetry, quartz countertops, farmhouse sink, and premium appliances including a Viking 36" gas range, Sub-Zero 42" built-in refrigerator, and Fisher & Paykel dishwasher drawers. A cozy modern fireplace anchors the living room and creates an inviting atmosphere.

The primary bedroom offers over 300 sq. ft. with a walk-in closet and a luxurious 5-pc ensuite featuring a tiled shower with massage jets, double vessel sinks, heated mirrors, and a deep soaker tub. A second bedroom and 4-pc bath complete the upper level. The third level includes a wet bar with wine cooler and



washer/dryer, spacious family room /bedroom with Valor gas fireplace, office/4th bedroom with patio doors, and another full bath. The basement level features a large bedroom with walk-in closet, 3-pc bath, laundry area with Samsung smart washer & dryer, and a kitchenette with eating area (240V electrical outlet installed, ready for a future full stove). Major upgrades also include PEX plumbing, 200-amp electrical service, tankless hot water, high-efficiency furnace, and NEST thermostat. The oversized 24'x24' garage is insulated and drywalled with 240V power (EV ready), gas line, and rooftop deck for private outdoor enjoyment. Professional landscaping features additional topsoil, drought-resistant sod, and a Wi-Fi-controlled irrigation system. The unique elevated backyard offers excellent potential for future walk-out basement development, either within the existing structure or in a future higher-storey rebuild, or for a garden / back-lane home – a rare-find opportunity in this area. Two decks, a patio, and large open yard complete the outdoor space. This exceptional property offers unbeatable location, luxury, and value – a true move-in ready gem in Calgary's northwest!

Built in 1968

Essential Information

MLS® #	A2267116
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,253
Acres	0.17
Year Built	1968
Type	Residential

Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3832 40 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A0W9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, See Remarks
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas, Fireplace(s), High Efficiency
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
-------------	--------------------

Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Initia 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.