



Tao Guo
 SKYROCK REALTY & MANAGEMENT LTD.
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Varsity

3824 40 AV NW

\$479,000

Detached

Style: Bi-Level
Bedrooms: Above: 3 / Ttl: 4
Bathrooms: Full: 2
Rooms Above: 6
Floor Area: 101 SqM / 1,087 SF
Year Built: 1968
Taxes: \$2,581 / 2011
Possession: 10 Days IMMEDIATE



CASH COW NESTLED ON A MATURE TREE LINED CUL-DE-SAC IN VARSITY, THIS HOME AND ITS LOCATION ARE UN BELIEVABLE. AN OUT STANDING 868 SQUARE METERS LOT MAKES IT FEEL LIKE YOU ARE ON A PRIVATE ESTATE. A SHORT WALK TO LRT STATION, MINUTES FROM THE U OF C AND CLOSE TO SCHOOLS AND SHOPPING. A LITTLE UPDATING WILL MAKE THIS HOUSE SHINE. 3 GOOD SIZE BEDROOMS, LIVING ROOM AND DINING AREA ON THE MAIN. FULL WALK-OUT BASEMENT FULLY FINISHED WITH BEDROOM, FAMILY ROOM, BATH AND LAUNDRY AREA. CAN BE EASILY SUITED WITH WALK-OUT SEPARATE ENTRANCE FROM THE BACK. OVER SIZE SINGLE DETACHED GARAGE AND LONG CEMENTED FRONT DRIVE-WAY. COME AND CHECK OUT THIS WONDERFUL HOME FABULOUS LOCATION AND GREAT INVESTMENT. VACANT FOR QUICK POSSESSION. EASY TO SHOW. DO NOT MISS THIS ONE.

Goods Included: Dryer, Refrigerator, Stove-Electric, Washer
Features: Deck, No Animal Home, No Smoking Home
Parking: Enclosed: 1 Total: 6 Single Garage Detached, Over Sized, Parking Pad Cement or Paved
Amenities: Playground

