

\$310,000 - 7, 4810 40 Avenue Sw, Calgary

MLS® #A2086463

\$310,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

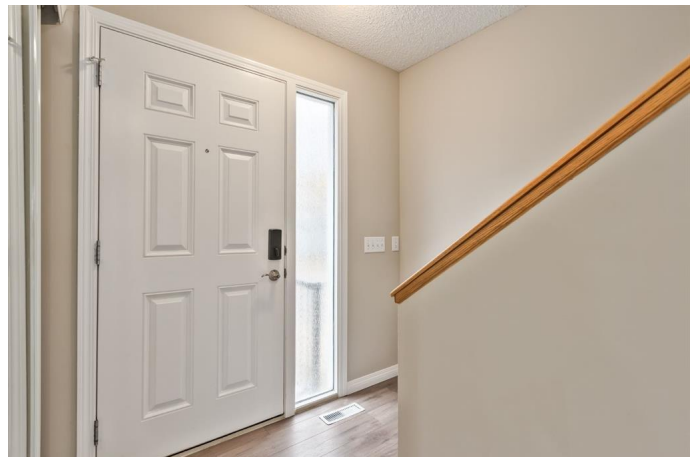
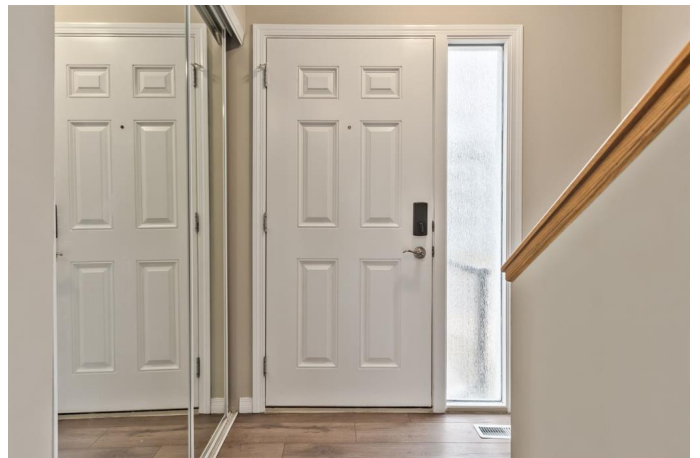
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Introducing a charming end unit townhouse that epitomizes modern comfort and convenience. This delightful residence boasts three spacious bedrooms and one and a half bathrooms, ensuring ample space for families or professionals alike. Step inside to discover the allure of luxury vinyl plank flooring that graces every room, creating a seamless and stylish ambiance. The home boasts a neutral color palette freshly painted in 2019. The open concept kitchen, a focal point of this home, features sleek countertops and abundant storage. What truly sets this townhouse apart is its thoughtful design, including a sound-proof common wall (installed in 2019) for enhanced privacy. Outside, a generously sized backyard invites relaxation and outdoor gatherings, perfect for entertaining guests or enjoying quiet evenings under the stars. To complement this appealing package, the property offers convenient parking for owners and guests. Beyond the home's charms, its location is unbeatable - just steps away from major grocery stores and shopping amenities such as Co-op, London Drugs, and the popular Westhills shopping center, making daily errands a breeze. Don't miss the chance to call this townhouse your own, where modern living meets unparalleled convenience.

Built in 1970

Essential Information



MLS® #	A2086463
Price	\$310,000
Sold Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 20th, 2023
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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