

\$330,000 - 45, 4810 40 Avenue Sw, Calgary

MLS® #A2112652

\$330,000

4 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Step into this spacious 1380 square foot, 4-bedroom END unit townhouse in Glamorgan. The moment you step through the door, you're greeted by a sense of openness in the Kitchen, the heart of the home. Fitted with newly installed stainless steel appliances. As you explore further, you'll find the dining and living room where the new laminate flooring continues. The home has 4 bedrooms, enough room for the whole family! Outside, a welcoming and private fenced yard offers a tranquil retreat for outdoor relaxation or entertaining. The spacious deck is perfect for al fresco dining or simply soaking up the sun. The unfinished basement provides possibilities to develop make your own or leave as is to enjoy. Convenience is key, with a dedicated parking stall right in front of the unit and lots of extra parking near the side of the home and on the road ensuring that coming and going is always a breeze. Plus, located close to all your essential amenities and Glamorgan park this unit makes getting around a breeze with its great central location! Plus, The Gladstone Park complex has recently installed new fencing and entry doors on all the units. Please note, the seller has paused renovations and therefore has purchased many of the materials including bamboo countertops, primed cupboards, hardware for cupboards, extra laminate flooring (to finish upstairs), baseboards and extra porcelain tile if you are interested. This is a fantastic opportunity to make this house your home and



a dream come true for anyone looking to add their own personal touch! Don't miss this opportunity, book your showing today!

Built in 1970

Essential Information

MLS® #	A2112652
Price	\$330,000
Sold Price	\$356,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,380
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	45, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1E5

Amenities

Amenities	Other, Parking, Visitor Parking
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 26th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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