

\$319,900 - 54, 4810 40 Avenue Sw, Calgary

MLS® #A2116397

\$319,900

2 Bedroom, 1.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This beautiful home is perfect for both investors and first-time buyers. It's a lovely two-bedroom townhouse located in the well-managed and TLC school serviced Glamorgan community. Being an end unit, you only have one neighbor and the parking spot is a step away to your home. The house has been meticulously maintained, with high-quality laminate flooring replaced in 2011, along with renovated bathrooms, furnace, and water heater, dishwasher and washer replaced in a couple of years ensuring everything runs smoothly. Windows and door were replaced in 2013, and in recent years, all units have received new roofs, as well as new fences (2019) and Telus Fiber Optic network (2021). As you enter, a good-sized closet for hanging coats, followed by naturally lit windows making the white cabinetry kitchen very bright. Opened the kitchen wall is more open, and the dining area and living room are spacious enough to accommodate large furniture. A large sliding glass doors leading to the South-faced backyard with fences, perfect for BBQs with friends and family. Upstairs, there are two spacious bedrooms and a beautiful 4-piece bathroom. The full size unfinished basement is waiting for your ideas, with laundry. Low condo fees include water, sewer, insurance, parking, and more. Just minutes away from Westhills Shopping Centre, public transit, Mount Royal University, and other amenities! Unbeatable location with easy access to Ring Road, Crowchild, Glenmore,



and Sarcee and 2mins walking to bus station.
Quality assets won't stay on the market for long, so act quickly.

Built in 1970

Essential Information

MLS® #	A2116397
Price	\$319,900
Sold Price	\$324,250
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	946
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	54, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2024
Date Sold	March 29th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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