

\$330,000 - 115, 4810 40 Avenue Sw, Calgary

MLS® #A2123372

\$330,000

4 Bedroom, 2.00 Bathroom, 1,377 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY NOON-2pm.

Welcome to this spacious 4-bedroom townhome nestled within the sought-after community of Glamorgan! With downtown just minutes away and its central location in the heart of Calgary, you'll enjoy easy access to everything the city has to offer. END UNIT, offering extra privacy. Perfect for first-time homebuyers or those looking for a comfortable living space with plenty of room to grow. As you step inside, you're greeted by an open-concept main floor layout flooded with natural light, creating a warm and inviting atmosphere. The main floor features a super spacious kitchen with an abundance of cabinets, ensuring you'll never run out of storage space. The flexible space next to the living room offers versatility, whether you envision it as a dining area or a convenient home office setup. Many upgrades throughout. New vinyl plank flooring and laminate adorn the main level, combining durability with modern style. A convenient 2-piece powder room completes this level, adding to the home's functionality and convenience. Glass patio doors lead out to a sunny patio, surrounded by a privacy fence, providing the ideal spot for outdoor relaxation and entertaining, a tranquil retreat for outdoor enjoyment. Upstairs, you'll find FOUR generously sized bedrooms, a rare find, accompanied by a full 4-piece bathroom. The unspoilt basement presents endless possibilities for customization or can be used



as ample storage space to suit your needs. Conveniently located within walking distance to Grocery Stores, Restaurants, the Westhills Shopping Center, Schools, Transit, and an array of amenities, this home offers the perfect blend of comfort and convenience. Parking is always a breeze with a dedicated stall just steps away from the front door. Don't miss out on the opportunity to make this your new charming home.

Built in 1970

Essential Information

MLS® #	A2123372
Price	\$330,000
Sold Price	\$380,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	115, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
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Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 19th, 2024
Days on Market	1
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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