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

MLS® #A2123372

\$330,000

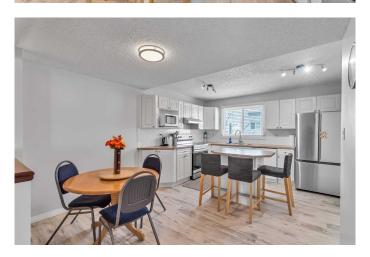
4 Bedroom, 2.00 Bathroom, 1,377 sqft Residential on 0.00 Acres

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,

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

Parking Spaces

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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