

\$325,000 - 17, 4810 40 Avenue Sw, Calgary

MLS® #A2139191

\$325,000

2 Bedroom, 1.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Step into your own realm of comfort and convenience with this enchanting two-bedroom townhouse, a treasure nestled in the West Calgary Glamorgan community, where nearby recreation and amenities converge with the convenience of quick access to downtown, the mountains and major transit and transport routes. As an end unit, relish the exclusivity of a single neighbor and the delight of a parking space mere steps from your door.

Home Features:

• Elegantly Renovated and Maintained: Contemporary decor with high-quality vinyl plank flooring installed throughout the entire main level. Major Kitchen update to create open concept living area with breakfast bar and modern kitchen layout. Complemented by a tastefully updated bathroom, a robust furnace, and a recently installed water heater, ensuring worry free day-to-day living.

• Renewed Essence: Embrace the peace of mind with recently replaced windows and doors, a refreshed roof over your head, secure new fencing, and the cutting-edge connectivity of Telus Fiber Optic available now.

• Welcoming Entry: Be greeted by a generous closet, perfect for your welcoming rituals. Enjoy cooking in a kitchen bathed in natural light from the large picture window over the sink. The newer white cabinetry is gleaming and inviting, The modern appliances assisting in your culinary adventures.

• Open-Concept Living: The walls have parted to create an airy flow from the kitchen



space to the dining area and living room, a canvas spacious enough for your most grandiose furnishings.

â€¢ Outdoor Serenity: Venture through large sliding glass doors to a backyard sanctuary, fenced for privacy and primed for sun-kissed gatherings and gourmet barbecues.

â€¢ Restful Retreats: Ascend to the upper level where two ample bedrooms await, alongside a pristine 4-piece bathroom, a haven for rest and rejuvenation.

â€¢ Creative Canvas: A full-sized, unfinished basement offers a blank slate for your imagination, complete with laundry facilities. Itching to get started on your basement project? You are already ahead of the game with electrical outlets already installed for a basement development.

â€¢ Financial Grace: Enjoy modest condo fees that encompass water, sewer, common area maintenance & insurance, as well as parking, among other essentials.

Prime Location:

â€¢ Convenience at Your Fingertips: Situated just minutes from the bustling Westhills Shopping Centre, public transit hubs including LRT, Mount Royal University, and a plethora of amenities.

â€¢ Seamless Connectivity: With swift access to Ring Road, Crowchild, Glenmore, and Sarcee, and a brief two-minute stroll to the nearest bus station, your mobility is limitless. This gem, ideal for both savvy investors and those embarking on their home-ownership journey, is a rare find that won't linger in today's market. Seize the opportunity for a swift and effortless transition into this abode of quality and charm.

Built in 1970

Essential Information

MLS® #	A2139191
Price	\$325,000
Sold Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	17, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Parking, Playground
Parking Spaces	1
Parking	Assigned, Paved, Plug-In, Stall

Interior

Interior Features	Breakfast Bar, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 13th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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