

\$374,000 - 13, 4810 40 Avenue Sw, Calgary

MLS® #A2153817

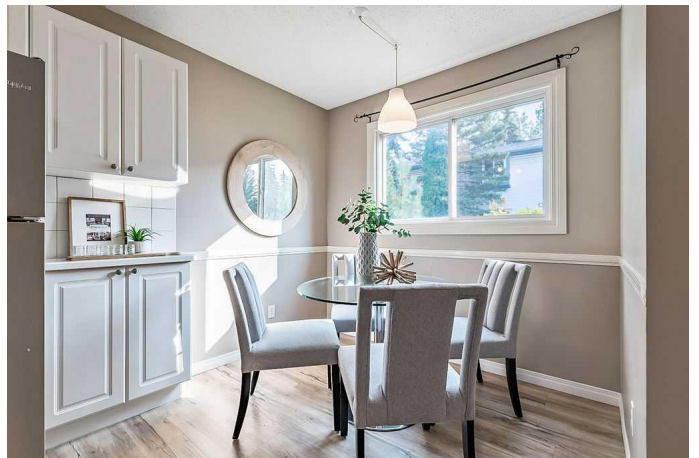
\$374,000

3 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**** Open House Sat 3-5 **** LOOKING for a 3bdrm townhome with MODERN UPDATES, SUPERB LOCATION & PRIVATE FENCED YARD? This is the one!! Step inside this two story Gladstone Park home and you will fall in love with its great layout, large windows & beautiful natural lighting, renovated kitchen with white cabinetry & stainless steel appliances, newer flooring with vinyl plank & carpet throughout, and private fenced yard. MAIN FLOOR features kitchen with breakfast bar, large living room with glass sliding doors to private yard, dining nook, and half bath. SECOND FLOOR features spacious primary bedroom, two additional good sized bedrooms & full bathroom. LOWER LEVEL will easily accommodate future rec room, gym or office ... it's wide open and ready for whatever you want it to be! WEST BACK YARD is private & fully fenced, with back gate that opens up to green space and natural vegetation. INCREDIBLE LOCATION with parks, playgrounds, schools & restaurants within walking distances, and just minutes from Mount Royal University, Westhills shopping centre & variety of supermarkets and strip malls. Condo fees include water, reserve fund, and outdoor maintenance (including cutting grass in back yard), assigned parking stall and plug-in. NOTE RECENT RENOVATION (last 5 years) - paint, flooring, carpet, appliances, cabinetry, countertop, toilets.



Built in 1970

Essential Information

MLS® #	A2153817
Price	\$374,000
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,126
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	13, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Parking, Playground
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 23rd, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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