

# \$699,900 - 4820 41 Avenue Sw, Calgary

MLS® #A2159658

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

**\*\*Open House Saturday, Sept 28 from 2 - 4 pm\*\*** Welcome to this beautifully upgraded 3 bedroom bungalow, perfectly situated in the highly sought-after Glamorgan neighborhood. Just half a block from a vibrant park featuring a playground, baseball diamonds, and expansive playing fields, this home offers the perfect blend of modern living and family-friendly charm. Step inside to find a stunning open-concept layout, where some interior walls have been removed to create a spacious, inviting living area. The heart of the home is the custom kitchen, complete with elegant granite countertops, sleek white appliances, and a central island with a breakfast bar that overlooks the cozy living room. Here, a gas fireplace adds warmth and ambiance, making it an ideal spot for relaxing and entertaining. The main floor boasts 3 comfortable bedrooms, including a generous primary suite with a stylishly upgraded 2-piece ensuite bath. The renovated main full bath ensures modern convenience for the whole family. Downstairs, you'll find a large recreation room that offers endless possibilities for leisure and entertainment. The lower level also features a versatile 4th bedroom/den (please note: not a legal bedroom due to non-egress window), a 3 piece bath, laundry area, and additional storage space. The expansive lot, measuring approximately 50' X 111', presents exciting opportunities for future development. With a gentle downhill slope and a generous 56' width



across the back, there's potential for a lane suite (subject to city approval). The separate back entrance further enhances possibilities for a basement suite, also subject to city approval. Other recent upgrades include windows and doors (2014), new shingles (2016), and water heater (2024). Located in the family-friendly Glamorgan neighbourhood, you'll enjoy proximity to excellent schools, nearby parks, and convenient shopping at Richmond Square, Westhills, and Signal Hill Centre. Commuters will appreciate quick access to downtown and the recently completed Stoney Trail highway, offering seamless travel west to Banff and the stunning Rocky Mountains, as well as north and south areas of Calgary. Call to arrange your private viewing today.

Built in 1970

**Essential Information**

MLS® #	A2159658
Price	\$699,900
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,076
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	4820 41 Avenue Sw
Subdivision	Glamorgan

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1H1

### Amenities

Parking	None
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### Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 22nd, 2024
Date Sold	October 8th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX House of Real Estate
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