

\$369,900 - 8, 4810 40 Avenue Sw, Calgary

MLS® #A2162356

\$369,900

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

You will find exceptional value in this 3 bedroom, 1.5 bathroom, two-storey townhome, located in the desirable community of Glamorgan! This 1,156 sqft unit provides plenty of room for you and your family. As soon as you enter the home, you will immediately notice a recently renovated kitchen (2024) featuring new quartz countertops, cabinet and drawer fronts, cabinet hardware, hood fan, sink, and faucet. The kitchen has plenty of counter space and storage and has a breakfast bar and an adjacent dining area. On the main level, you will also find a spacious living room perfect for entertaining, with a sliding door bringing in plenty of natural sunlight. Finishing off the main floor is a newly renovated 2-piece bathroom (2024) with quartz counters. The upper level includes a large primary bedroom that can easily fit a king bed, with an oversized closet. You will also find two additional good sized bedrooms, each boasting large windows, along with a newly renovated 4-piece bathroom (2024) with quartz counters. The basement features an additional 562 sqft of unfinished space, perfect for extra storage or ready for someone to put their own personal touch to it! Lastly, head outside to your fully fenced, private backyard and enjoy those summer BBQs™. Your back gate leads you to a small greenspace, providing extra privacy for you and your family. Additional upgrades to this home include new carpet on the upper level (2024), freshly painted walls and ceilings



throughout the main and upper levels (2024), new dishwasher (2024), newer hot water tank (2017), new plumbing fixtures, mirrors, and vanity lights in both bathrooms (2024), and automatic drip irrigation in a nicely landscaped front yard. Finally, the community of Glamorgan caters to everyone, with easy access to Westhills shopping centre, walking distance to schools, parks, and local restaurants, and easy access to Sarcee Trail & Stoney Trail for weekend mountain getaways. Do not miss out on this great opportunity!

Built in 1970

Essential Information

MLS® #	A2162356
Price	\$369,900
Sold Price	\$368,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Parking, Playground, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, 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, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 18th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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