

\$350,000 - 23, 4810 40 Avenue Sw, Calgary

MLS® #A2162548

\$350,000

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This fantastic & well maintained 3 bed/1.5 bath two storey townhome, situated in the family community of Glamorgan and walking distance to schools, shops, restaurants, and Mount Royal University is not one you want to miss! The main floor features laminate flooring throughout, updated lighting, and freshly painted walls. The kitchen/dining area has loads of counters space & peninsula with for seating for two, a new refrigerator & dishwasher (2024), large farmhouse sink & tap(2022) and a custom built in pantry storage for all your kitchen needs, but still room for a comfortable dining space. The large living room has loads of room for a sectional and is perfect for gatherings with friends & family. Walking through the glass sliders, you'll find an inviting patio space for outdoor relaxing & low maintenance yard that's fully fenced, perfect for your kids & fur babies alike. The half bath completes the main floor. Upstairs the laminate flooring continues and you'll find a spacious primary bedroom with a large deep window w/zebra shades that flood the room with light, and custom closet built ins for easy clothing storage. The main 5 pc. bathroom features a large double vanity, so there's room for everyone getting ready. Two additional bright & good sized bedrooms complete the upper floor. In the lower level you'll find a large storage room & an area for a great rec room, as well as bathroom rough in. The home is in a great complex with a new playground and is ideally located near grocery stores, Westhills



Shopping Area, schools, parks, Mount Royal University and very quick access to Sarcee Trail & Stoney Trail. Don't miss out; book your showing today!

Built in 1970

Essential Information

MLS® #	A2162548
Price	\$350,000
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	23, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 13th, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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