

# \$395,000 - 67, 4810 40 Avenue Sw, Calgary

MLS® #A2197938

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Without a doubt, a three bedroom terrific townhouse opportunity located in the South West of Calgary, in the Community of Glamorgan. Enjoy an exceptional indoor / outdoor lifestyle in a home that reflects a cozy home atmosphere. Simplicity and yet enhanced by a balance of function, space and natural light from the glass patio doors, wide open rooms, laminate & tile floors and plenty of storage. The towering trees create a nature scene and park like setting. This home offers spacious rooms and plenty of natural light. The custom natural wood kitchen cabinetry with appliances and adjoining dinette is delightful. The floorpan offers a spectacular primary kingsize bedroom, a full 4pc bath and main floor powder room, two guest bedrooms, window blinds, and a principal living room that opens to a patio area and a fully fenced backyard surrounded by trees. The lower level is ready for your needs of space or future development. One parking stall is assigned to this residence with off street easy access. Minutes to all local amenities, this spectacular property defines home with terrific schools.



Built in 1970

## Essential Information

MLS® # A2197938

Price \$395,000

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,129         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 67, 4810 40 Avenue Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1E5               |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Snow Removal, Trash |
| Parking Spaces | 1                   |
| Parking        | Off Street, Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Laminate Counters               |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Lighting                              |
| Lot Description   | Back Yard, Landscaped, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 42              |
| Zoning         | M-C1            |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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