

\$414,900 - 157, 4810 40 Avenue Sw, Calgary

MLS® #A2228092

\$414,900

4 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Everything you can image in the perfect first home. 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 and private fenced yard with back gate that opens up to green space and natural vegetation. 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, THREE 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! 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.

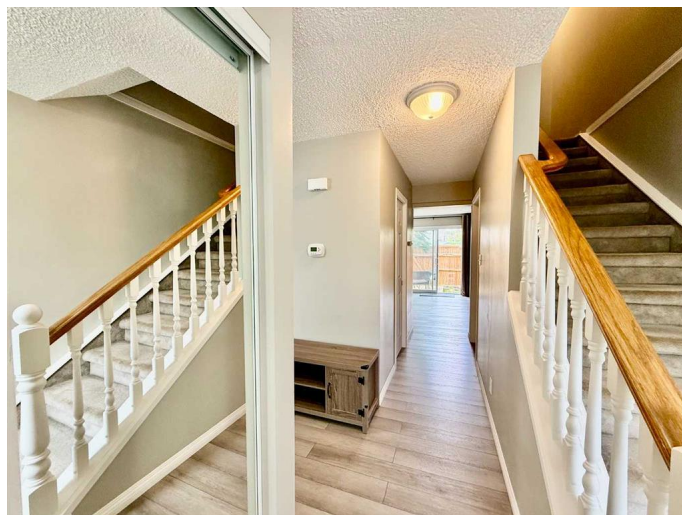
Built in 1970

Essential Information

MLS® # A2228092

Price \$414,900

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,298 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 157, 4810 40 Avenue Sw |
| Subdivision | Glamorgan |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1E5 |

Amenities

| | |
|----------------|-------|
| Amenities | Park |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 4 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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