# \$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 10

Zoning M-C1

# **Listing Details**

Listing Office Grand Realty

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