

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

### Exterior

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

### Additional Information

Date Listed	March 7th, 2025
Days on Market	64
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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