

\$395,000 - 56, 4810 40 Avenue Sw, Calgary

MLS® #A2206410

\$395,000

3 Bedroom, 2.00 Bathroom, 1,121 sqft
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

*** Open House - Saturday, March 29th
12:00-3:00pm *** This beautifully updated
3-bedroom, 1.5-bathroom townhome in the
heart of Glamorgan is perfect for anyone
looking for a modern and move-in-ready home.
Recently undergoing a full renovation of the
main floor, this home has new flooring,
baseboards and trim, along with a brand-new
kitchen that includes sleek countertops, new
appliances, cabinets, sink, and pot lighting.
This home has been lovingly cared for and
freshly painted for the new lucky owner. Step
outside to enjoy your private fenced backyard
with west exposure and surrounded by
beautiful mature trees. The basement is ready
for you to complete or to use as extra storage.
Just outside your front door is the assigned
parking stall along with plenty of street parking
nearby to accommodate your second vehicle
or for when your friends and family visit. This is
the ideal location with easy access to Sarcee,
Glenmore, and Stoney Trail. An easy commute
to downtown. A short distance to shopping,
restaurants, and the services of Westhillâ€™s.
This property has so much to offer, donâ€™t
miss the opportunity to call it your home!



Built in 1970

Essential Information

MLS® # A2206410

Price \$395,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,121
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	56, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Dog Park, Other, Park
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed March 27th, 2025
Days on Market 7
Zoning M-C1

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.