

# \$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      6  
Zoning                 M-C1

## **Listing Details**

Listing Office         Real Broker

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