

# \$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.

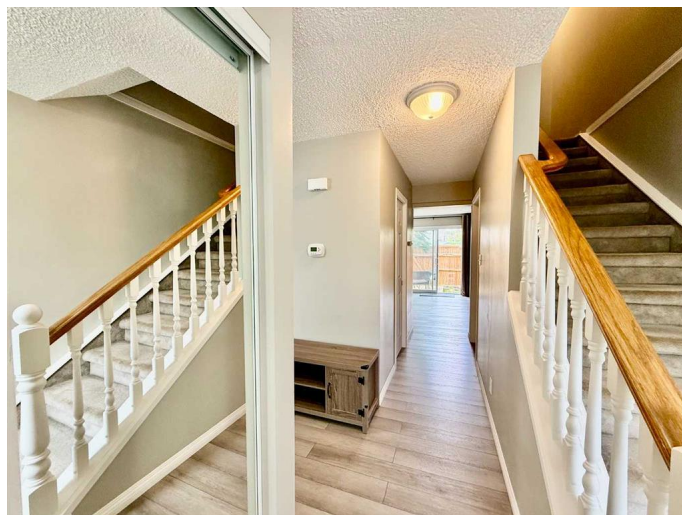
Built in 1970

## 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	3
Zoning	M-C1

## Listing Details

Listing Office	Grand Realty
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