

13, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2153817



\$374,000

Division:	Glamorgan		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: Curtains/Drapes/Shades/Blinds, Nest Thermostat

**** Open House Sat 3-5 **** LOOKING for a 3bdrm townhome with MODERN UPDATES, SUPERB LOCATION & PRIVATE FENCED YARD? This is the one!! 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, newer flooring with vinyl plank & carpet throughout, and private fenced yard. 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, two 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! WEST BACK YARD is private & fully fenced, with back gate that opens up to green space and natural vegetation. 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. NOTE RECENT RENOVATION (last 5 years) - paint, flooring, carpet, appliances, cabinetry, countertop, toilets.