

# \$428,800 - 16, 4810 40 Avenue Sw, Calgary

MLS® #A2210772

**\$428,800**

4 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\*OPEN HOUSE THIS SATURDAY MAY 17TH 2-4 PM\*\*** Rare 4-Bedroom End-Unit Townhome with 1 Full Bath and 1 Half Bath, spanning 1,404 sq ft. This home features a private fenced backyard, a spacious layout and newly painted upper level. Located in family-friendly Glamorgan, this two-storey unit sits in the well-managed Gladstone Park complex. It offers low-maintenance living with condo fees that cover water, snow removal and moreâ€”an excellent opportunity for investors or first-time buyers alike.

The Main Level welcomes you with a large Living Room and sliding door access to the Patio. The Dining Room flows into the functional Kitchen. A convenient Half Bath completes this level.

Upstairs features 4 Bedrooms, including a spacious Primary Bedroom with over 130 sq ft of space. 3 additional Bedrooms offer flexibility for tenants, family, or guests. A Full Bathroom finishes this level off.

The Basement is Full and Unfinished, offering future development potential or added storageâ€”ideal for creating additional living space or enhancing rental value. Laundry is located in the Basement.

Enjoy the private fenced Backyard with a good sized Patio, perfect for outdoor entertainment. The assigned parking stall with plug-in is



conveniently located just next to the unit, with easy access to the backyard gate.

This home is steps from schools, parks, a playground, shopping, and transit, with quick access to Mount Royal University. You'll also enjoy nearby amenities like Westhills Towne Centre, Signal Hill Centre, and Richmond Square. For outdoor recreation, take advantage of easy access to Glenmore Reservoir and Weaselhead Flats. Stoney Trail is also close by, making commuting quick and convenient. Book your showing today.

Built in 1970

**Essential Information**

MLS® #	A2210772
Price	\$428,800
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	16, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

**Amenities**

Amenities	Other
Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, See Remarks, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	36
Zoning	M-C1

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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