

# \$375,000 - 114, 4810 40 Avenue Sw, Calgary

MLS® #A2208367

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\* OPEN HOUSE 11am-1pm SATURDAY MAY 3, 2025 \*\*** Is this THE BEST LAYOUT in all of Gladstone Park? Attention first time home buyers and investors! Why keep paying rent when you can move in and start building equity immediately? Welcome to Gladstone Park, conveniently located in one of the most accessible locations in all of SW Calgary. Forget about having to update and upgrade an old apartment unit for months on end and enjoy "from the moment you move in" this very well kept, open-floor plan layout (with newer LVP flooring); combining both a stylish living room & dining room, plus what we think is THE BEST KITCHEN LAYOUT in the entire complex! Add also a fully-fenced SOUTH FACING backyard to enjoy some fresh air and the warm summer days ahead of us to complete the main floor offerings. If all the above wasn't enough, this unit boasts the EXCEPTIONALLY RARE 3 BEDROOM + 2 FULL BATHROOM floorpan, of which (out of 50 sales!) only 2 other units in the last 5 years (2021, 2022) are known to have ever been sold in the complex. To add yet another layer of uniqueness, did we mention the FULLY FINISHED BASEMENT? That is correct, besides a full bathroom downstairs this unit boasts a large family room down below, perfect for hosting friends & family to watch the Flames lift the Stanley Cup or watching McIlroy win the Masters next year too. Last but not least: location, location, location! easy access to the mountains for all weekend



outdoor needs, or a few steps walk to Glamorgan Park located directly South of your unit if you don't want to venture too far. You will also find near immediate access to both Sarcee, Stoney Trail, or Glenmore Trail for wherever work or life may take you as well as all amenities & services nearby. This RARE, LOW CONDO FEE, PET FRIENDLY UNIT with ALMOST 1600 sq ft of developed space is an excellent opportunity for a single individual, a couple, or even a growing family. Book a showing with your Realtor of choice today!

Built in 1970

### Essential Information

MLS® #	A2208367
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	114, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

### Amenities

Amenities	Other, Snow Removal, Visitor Parking
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Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	April 17th, 2025
Days on Market	20
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
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