

133, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2230593



\$390,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome home to a 3Br/1.5Bath, 2-storey Townhouse with a partially finished basement in the very popular Glamorgan community of SW Calgary. The Main Level features a bright and open Living room, Kitchen, Dining area, and Half Bathroom. The Kitchen houses all major appliances, ample counter/cabinet space. There is access to the backyard/patio from the Living Room. The Upper Level offers the Master Bedroom, 2 more good-sized Bedrooms, and a 4 Pc Full Bathroom. The Basement Level boasts a good size recreation room, storage, and the laundry. The unit comes with an assigned outdoor parking stall. The location is ideal with all amenities close by. It has great access to the Bus Stops, C-Train Station, Schools, Playgrounds, Shopping, and Downtown Calgary. Contact your Realtor today and book your viewing.