67, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2197938

$395,000

Division:	Glamorgan
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,129 sq.ft.	**Age:**	1970 (55 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Off Street, Stall
Lot Size:	-
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 499
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home		

Inclusions:	Blinds

Without a doubt, a three bedroom terrific townhouse opportunity located in the South West of Calgary, in the Community of Glamorgan. Enjoy an exceptional indoor / outdoor lifestyle in a home that reflects a cozy home atmosphere. Simplicity and yet enhanced by a balance of function, space and natural light from the glass patio doors, wide open rooms, laminate & tile floors and plenty of storage. The towering trees create a nature scene and park like setting. This home offers spacious rooms and plently of natural light. The custom natural wood kitchen cabinetry with appliances and adjoing dinette is delightful. The floorpan offers a spectacular primary kingsize bedroom, a full 4pc bath and main floor powder room, two guest bedrooms, window blinds, and a principal living room that opens to a patio area and a fully fenced backyard surrounded by trees. The lower level is ready for your needs of space or future development. One parking stall is assigned to this residence with off street easy access. Minutes to all local amenities, this spectacular property defines home with terrific schools.