



4831 40 Avenue Calgary Alberta

\$699,000

FABULOUS FAMILY HOME or FANTASTIC RENTAL WITH A TOTAL OF 6 Bedrooms and 2 Full bathrooms!

Welcome to the charming residential community of Glamorgan, with quiet tree lined streets. It's the perfect blend of suburban tranquility and urban convenience, making it an attractive choice for families, professionals, and retirees alike. This cute bungalow with almost 1,900 square feet of developed space is beautifully located barely over 10 minutes from Downtown with major arteries close by to take you to any part of the city, or head directly west to Kananaskis and Banff. At the end of the street is Glamorgan Park with lots of green space and trails where you can walk your dog or pitch a ball at the baseball diamonds. This lovely home's large, private backyard is perfect for entertaining or simply enjoying the quiet community. Recent renovations include basement development (permits available at City archive) for an illegal suite with new, larger egress windows, 3 bedrooms, kitchen and full bathroom, newer carpet flooring, baseboards, casing, electrical, plumbing, heating, ventilations and newer hot water tank. There are 3 nice sized bedrooms and a full, updated bathroom on the main floor with more upgrades including refinished dark oak hardwood flooring, newer kitchen appliances, washer and dryer. The beautiful gated back deck overlooks an expansive backyard filled with perennials, purple lilac trees, a sweet, delicious apple tree and lots of room to plant a garden. There's even an oversized single car garage with direct access to the back alley. Future development can include a new laneway home and double car garage. At one time the home was a permitted daycare. A superb location for endless potential... within walking distance to Westhills Town Centre and Signal Hill Centre with their extremely wide range of grocery, shopping, retail stores and all necessary services...

- Bedroom 9.50 Ft x 13.00 Ft
- Bedroom 8.92 Ft x 8.25 Ft
- Bedroom 9.50 Ft x 12.17 Ft
- Kitchen 8.75 Ft x 9.67 Ft
- Recreational, Games room 9.33 Ft x 12.58 Ft
- Storage 7.17 Ft x 9.67 Ft

- 4pc Bathroom 4.92 Ft x 7.00 Ft
- Kitchen 10.42 Ft x 14.33 Ft
- Living room 18.67 Ft x 13.00 Ft
- Primary Bedroom 12.25 Ft x 10.08 Ft
- Bedroom 12.25 Ft x 9.25 Ft
- Bedroom 8.83 Ft x 8.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek



**RE/MAX REAL ESTATE
(CENTRAL)**

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Furnace 8.83 Ft x 13.25 Ft

4pc Bathroom 5.00 Ft x 9.25 Ft