



## 4810 40 Avenue Calgary Alberta

\$395,000

\*\*\* Open House - Saturday, March 29th 12:00-3:00pm \*\*\* This beautifully updated 3-bedroom, 1.5-bathroom townhome in the heart of Glamorgan is perfect for anyone looking for a modern and move-in-ready home. Recently undergoing a full renovation of the main floor, this home has new flooring, baseboards and trim, along with a brand-new kitchen that includes sleek countertops, new appliances, cabinets, sink, and pot lighting. This home has been lovingly cared for and freshly painted for the new lucky owner. Step outside to enjoy your private fenced backyard with west exposure and surrounded by beautiful mature trees. The basement is ready for you to complete or to use as extra storage. Just outside your front door is the assigned parking stall along with plenty of street parking nearby to accommodate your second vehicle or for when your friends and family visit. This is the ideal location with easy access to Sarcee, Glenmore, and Stoney Trail. An easy commute to downtown. A short distance to shopping, restaurants, and the services of Westhill's. This property has so much to offer, don't miss the opportunity to call it your home! (id:6769)

Primary Bedroom 10.00 Ft x 14.08 Ft

Bedroom 9.50 Ft x 8.75 Ft

Bedroom 9.50 Ft x 8.75 Ft

4pc Bathroom 7.75 Ft x 8.08 Ft

Kitchen 17.09 Ft x 8.04 Ft

Living room 12.17 Ft x 10.67 Ft

Dining room 13.17 Ft x 6.83 Ft

2pc Bathroom 2.92 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://nickpenney.com/>



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