



## 4810 40 Avenue Calgary Alberta

\$324,900

WELCOME TO THIS COZY AND FUNCTIONAL LAYOUT CORNER UNIT, 2 BDRM, 1 BATH WITH A PARTIALLY FINISHED BASEMENT TOWNHOUSE. This clean and ready to move in townhouse has some updates and the tenant is moving out at the end of November, so you can move in or have it as an investment. As a corner unit, you have only one neighbor with a private corner fenced backyard. The parking stall is right out-front of your home. As you step in the front door, there's a good-sized closet, functional kitchen with white cabinetry opening to a dining area and bright spacious living area with sliding glass door leading to a private fenced back yard with a patio and private gate. To finish off the main floor is a 2pc BATHROOM. Upstairs, there is 2 bedrooms (Spacious master) and 1 full bathroom. Downstairs, you will find a partially finished basement (Office/den/storage) with laundry, and a hot water tank (2017). Vinyl plank in the living room and carpet in bedrooms were installed in 2017. Windows were replaced in 2013. A newer roof installed, last several years, as well as new fences. Condo fee includes water, sewer, snow removal, trash, etc.. This townhouse is the epitome of convenient living! Located in the community of Glamorgan, it has an abundance of amenities close by that makes everyday life a breeze. Surrounding this unit is several shopping complexes, the Richmond Road Bus Terminal, and the entire West hills shopping district. All of this is within walking distance. Within a short drive to Glenmore Park, schools and amenities. Call you favourtite realtor before this gets sold! (id:6769)

Primary Bedroom 15.67 Ft x 10.67 Ft  
Bedroom 12.00 Ft x 8.75 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Den 13.42 Ft x 10.33 Ft

Dining room 9.50 Ft x 6.00 Ft  
Living room 14.42 Ft x 12.25 Ft  
Kitchen 11.92 Ft x 7.67 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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