



4810 40 Avenue Calgary Alberta

\$424,900

OPEN HOUSE SUNDAY, FEBRUARY 1ST, 2026 From 12:30 PM to 2:00 PM. Location, location, location!!

Welcome HOME! Welcome to Unit 115, 4810 40 Ave SW, a gorgeous and spacious end unit offering extra privacy in the heart of the sought-after community of Glamorgan in Calgary's SW! This unique family home is an excellent option for first-time home buyers, growing families looking for the convenience of 4 bedrooms on the upper level, or savvy investors seeking strong potential in a well-managed complex. As you step inside, you are welcomed by a bright and inviting main floor designed for both comfort and functionality. The heart of the home is the spacious kitchen, featuring plenty of cabinetry and counter space. Its layout is ideal, with room for a breakfast nook or dining table, and it comes complete with stainless steel appliances. Adjacent to the kitchen is a generous open area that can easily accommodate a large living room setup or be divided into a combined formal dining and living space. Sliding glass doors lead to a private, fenced patio with a BBQ included, offering a peaceful outdoor retreat surrounded by mature trees, green space, and privacy. The assigned parking stall (#115) is conveniently located just steps from your door, adding to the overall ease and functionality of this beautiful property. This level is completed by a refreshed half bathroom with a brand new vanity and wall mounted cabinet. Upstairs, you will find 4 spacious bedrooms, each featuring large windows and generous closets, including a master with a walk-in closet and a central full bathroom with a bathtub. The basement has been professionally upgraded with approximately \$25,000 in improvements. Partially developed, it features insulation and a proper vapor barrier for year round comfort,...

Family room 20.17 Ft x 10.92 Ft

Recreational, Games room 17.33 Ft x 9.75 Ft

Laundry room 9.00 Ft x 7.00 Ft

Furnace 7.25 Ft x 4.33 Ft

Living room 21.42 Ft x 13.58 Ft

Kitchen 12.00 Ft x 9.08 Ft

Dining room 10.83 Ft x 7.00 Ft

2pc Bathroom 6.75 Ft x 2.83 Ft

Primary Bedroom 14.67 Ft x 9.08 Ft

Other 5.58 Ft x 3.25 Ft

Bedroom 11.75 Ft x 10.50 Ft

Bedroom 10.00 Ft x 8.17 Ft

Bedroom 9.58 Ft x 8.17 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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Royal LePage Benchmark

RE/MAX Realty Professionals

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Foyer 6.75 Ft x 3.42 Ft