

\$439,900 - 52, 4810 40 Avenue Sw, Calgary

MLS® #A2233296

\$439,900

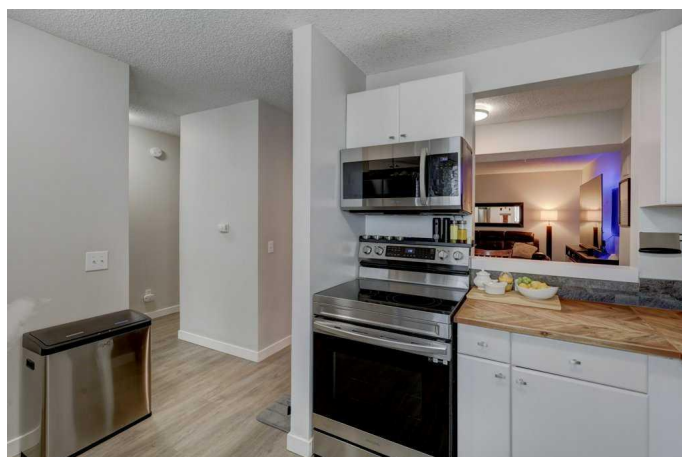
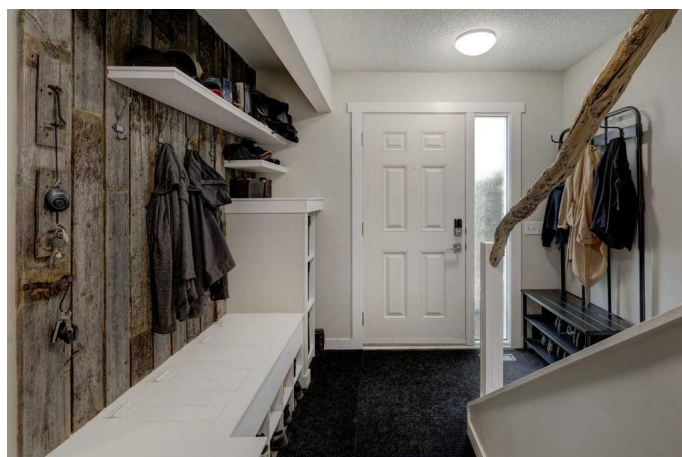
4 Bedroom, 2.00 Bathroom, 1,364 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to this beautifully updated 4-bedroom home offering over 1300 square feet of comfortable living space above grade! Step into the open-concept main floor where the spacious living and dining areas flow effortlessly into a modern kitchen, complete with stainless steel appliances including a fridge, stove, over-the-range microwave, and dishwasher. The fully finished basement extends your living space with a large rec room and a designated pool table area—perfect for entertaining or relaxing with family and friends. Upgraded flooring throughout adds a stylish touch, and the cozy, south-facing backyard with an expansive deck is ideal for summer BBQs and outdoor gatherings.

Conveniently located close to strip malls, shopping, schools, parks, and playgrounds, this home also offers quick access to Stoney Trail, making trips to the mountains a breeze. Whether you're a growing family or looking for your next investment, this property checks all the boxes! Call your favorite Realtor to come view today.



Built in 1970

Essential Information

MLS® # A2233296

Price \$439,900

Bedrooms 4

| | |
|----------------|---------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,364 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 52, 4810 40 Avenue Sw |
| Subdivision | Glamorgan |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1E5 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Assigned, See Remarks, Stall, Plug-In |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Landscaped, Level, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 2 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.