

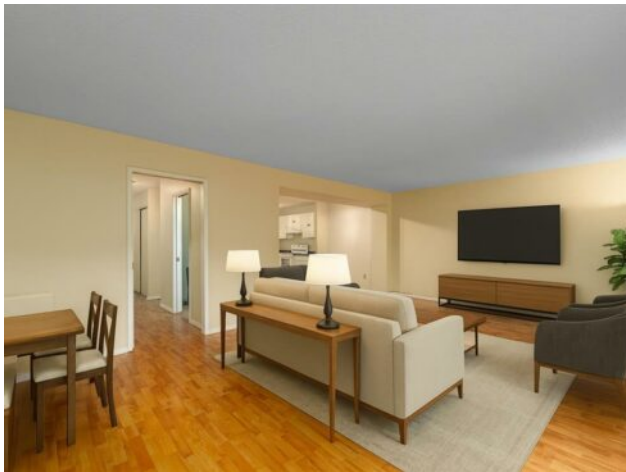


GRASSROOTS
REALTY GROUP

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16, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2242725



\$419,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 616
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

**** OPEN HOUSE: Saturday, July 26th 2:00-4:00pm and Sunday, July 27th 3:00-5:00pm **** Unique opportunity to own a 4-bedroom, 1.5-bathroom END UNIT townhome in the desirable and family-friendly community of Glamorgan. The most sought after floorplan in this complex offers 1,410sq ft of living space, with the potential of being up to 2,000 sq ft if chosen to develop the basement. This two-storey unit is located in the well managed Gladstone Park complex—ideal for first-time buyers, families, or savvy investors to get into Calgary’s real estate market and start building equity. The main floor features a generous living room that leads to a private fenced backyard with west exposure, perfect for outdoor entertaining. A designated dining area connects seamlessly to the spacious kitchen and a convenient half bathroom completes this level. Upstairs, you’ll find four well-proportioned bedrooms, including a large primary bedroom, and a full bathroom offering ample space for a large family to live in comfort. The unfinished basement provides excellent storage or future development potential—ideal for creating a rec room, home gym, or increasing rental value. Additional highlights include an assigned parking stall with a power outlet conveniently located next to your backyard gate, ample visitor parking beside your unit makes it easy for your guests. Low-maintenance living with condo fees covering water, snow removal, landscaping & more. Proximity to top amenities, public transit, schools, parks, playgrounds, shopping, and Mount Royal University, Quick access to Westhills Towne Centre, Glenmore Reservoir, Weaselhead Flats, and Stoney Trail. This is your opportunity to own a spacious 4-bedroom townhome in a central, amenity-rich location. Book your private showing today!

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