



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2265548



\$390,000

Division:	Glamorgan		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 616
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-c1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Na

Excellent location close to shopping, parks and schools. One of the largest units in Gladstone park with 4 bedrooms. The unit is backing onto green space and close to visitor parking. New carpets upstairs and fresh new LVP on main floor with new paint. Stove is new as well. Move in ready.