



GRASSROOTS
REALTY GROUP

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16, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2210772



\$428,800

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, 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:	Open Floorplan		

Inclusions: N/A

Rare 4-Bedroom End-Unit Townhome with 1 Full Bath and 1 Half Bath, spanning 1,404 sq ft. This home features a private fenced backyard, a spacious layout and newly painted upper level. Located in family-friendly Glamorgan, this two-storey unit sits in the well-managed Gladstone Park complex. It offers low-maintenance living with condo fees that cover water, snow removal and more—an excellent opportunity for investors or first-time buyers alike. The Main Level welcomes you with a large Living Room and sliding door access to the Patio. The Dining Room flows into the functional Kitchen. A convenient Half Bath completes this level. Upstairs features 4 Bedrooms, including a spacious Primary Bedroom with over 130 sq ft of space. 3 additional Bedrooms offer flexibility for tenants, family, or guests. A Full Bathroom finishes this level off. The Basement is Full and Unfinished, offering future development potential or added storage—ideal for creating additional living space or enhancing rental value. Laundry is located in the Basement. Enjoy the private fenced Backyard with a good sized Patio, perfect for outdoor entertainment. The assigned parking stall with plug-in is conveniently located just next to the unit, with easy access to the backyard gate. This home is steps from schools, parks, a playground, shopping, and transit, with quick access to Mount Royal University. You'll also enjoy nearby amenities like Westhills Towne Centre, Signal Hill Centre, and Richmond Square. For outdoor recreation, take advantage of easy access to Glenmore Reservoir and Weaselhead Flats. Stoney Trail is also close by, making commuting quick and convenient. Book your showing today.