$398,888 - 16, 4810 40 Avenue Sw, Calgary

MLS® #A2242725

$398,888
4 Bedroom, 2.00 Bathroom, 1,410 sqft
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

** OPEN HOUSE: Saturday, August 9th 12:00-2:00pm and Sunday, August 10th 12:00-2:00pm ** 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 floorpan 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 complexâ€”ideal for first-time buyers, families, or savvy investors to get into Calgaryâ€™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, youâ€™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 potentialâ€”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!

Built in 1970

Essential Information

MLS® #	A2242725
Price	$398,888
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	16, 4810 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1E5

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	24
Zoning	M-C1

Listing Details

Listing Office	Real Broker

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