4831 40 Avenue, Calgary T3E 1E4

MLS®#:	**A2158183**	Area:	**Glamorgan**	Listing Date:	**09/07/24**
Status:	**Active**	County:	**Calgary**	Change:	**-$52k, 16-Sep**

List Price: **$725,000**

Association: **Fort McMurray**
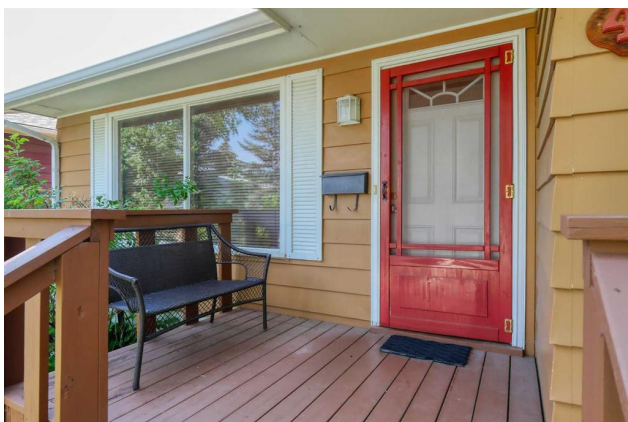
General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**1971**

Lot Information
Lot Sz Ar:	**5,457 sqft**
Lot Shape:	

Access:
Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Finished Floor Area
Abv Sqft:	**956**
Low Sqft:	
Ttl Sqft:	**956**

DOM
12

Layout
Beds:	**6 (3 3)**
Baths:	**2.0 (2 0)**
Style:	**Bungalow**

Parking
Ttl Park:	**2**
Garage Sz:	**2**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air,Natural Gas,None**
Sewer:	
Ext Feat:	**Private Entrance,Private Yard,Rain Gutters,Storage**
Construction:	**Metal Siding ,Vinyl Siding,Wood Frame**
Flooring:	**Carpet,Hardwood,Linoleum**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**10`5" x 14`4"**	**Living Room**	**Main**	**18`8" x 13`0"**
Bedroom - Primary	**Main**	**12`3" x 10`1"**	**Bedroom**	**Main**	**12`3" x 9`3"**
Bedroom	**Main**	**8`10" x 8`11"**	**4pc Bathroom**	**Main**	**5`0" x 9`3"**
Bedroom	**Basement**	**9`6" x 13`0"**	**Bedroom**	**Basement**	**8`11" x 8`3"**
Bedroom	**Basement**	**9`6" x 12`2"**	**Kitchen**	**Basement**	**8`9" x 9`8"**
Game Room	**Basement**	**9`4" x 12`7"**	**Storage**	**Basement**	**7`2" x 9`8"**
Furnace/Utility Room	**Basement**	**8`10" x 13`3"**	**4pc Bathroom**	**Basement**	**4`11" x 7`0"**

Title:	Zoning:
Fee Simple	**R-C1**
Legal Desc:	**7429JK**

Remarks

Pub Rmks: **FABULOUS FAMILY HOME or FANTASTIC RENTAL WITH A TOTAL OF 6 Bedrooms and 2 Full bathrooms! Welcome to the charming residential community of Glamorgan, with quiet tree lined streets and a history dating back to the 1950s. It's the perfect blend of suburban tranquility and urban convenience, making it an attractive choice for families, professionals, and retirees alike. This cute bungalow with almost 1,900 square feet of developed space is beautifully located barely over 10 minutes from Downtown with major arteries close by to take you to any part of the city, or head directly west to Kananaskis and Banff. At the end of the street is Glamorgan Park with lots of green space and trails where you can walk your dog or pitch a ball at the baseball diamonds. This lovely home's large, private backyard is perfect for entertaining or simply enjoying the quiet community. Recent renovations include basement development (permits available at City archive) for an illegal suite with new, larger egress windows, 3 bedrooms, kitchen and full bathroom, newer carpet flooring, baseboards, casing, electrical, plumbing, heating, ventilations and newer hot water tank. There are 3 nice sized bedrooms and a full, updated bathroom on the main floor with more upgrades including refinished dark oak hardwood flooring, newer kitchen appliances, washer and dryer. The beautiful gated back deck overlooks an expansive backyard filled with perennials, purple lilac trees, a sweet, delicious apple tree and lots of room to plant a garden. There's even an oversized single car garage with direct access to the back alley. Future development can include a new laneway home and double car garage. At one time the home was a permitted daycare. A superb location for endless potential... within walking distance to Westhills Town Centre and Signal Hill Centre with their extremely wide range of grocery, shopping, retail stores and all necessary services. For families, there are several reputable schools that include Glamorgan School, Glenbrook School and St Andrew School. The Rockyview General Hospital, one of Calgary's major healthcare facilities, is located within a short drive. This is a great home with loads of developed space in a beautiful, relaxed neighbourhood. Make it yours today!**

Inclusions: **N/A**

Property Listed By: **MaxWell Canyon Creek**

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