



THE
A-TEAM

**RE/MAX
FIRST**

4820 41 Avenue, Calgary T3E 1H1

MLS®#: **A2159658**

Area: **Glamorgan**

Listing Date: **08/22/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Finished Floor Area
Abv Sqft: **1,076**
Low Sqft:
Ttl Sqft: **1,076**

Lot Information

Lot Sz Ar: **5,877 sqft**
Lot Shape:

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping,Landscaped,Street Lighting,Treed**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Entrance**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 4`11"
Bedroom	Main	10`1" x 10`1"
Bedroom - Primary	Main	13`5" x 11`6"
Living Room	Main	14`8" x 18`1"
3pc Bathroom	Basement	6`0" x 5`7"
Laundry	Basement	13`2" x 15`1"

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"
Bedroom	Main	10`1" x 7`11"
Dining Room	Main	10`2" x 10`3"
Kitchen	Main	13`9" x 11`9"
Bedroom	Basement	10`4" x 8`9"
Game Room	Basement	24`1" x 28`9"

Storage **Basement** **11`4" x 8`9"** Legal/Tax/Financial

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

Pub Rmks: **Welcome to this beautifully upgraded 3 bedroom bungalow, perfectly situated in the highly sought-after Glamorgan neighborhood. Just half a block from a vibrant park featuring a playground, baseball diamonds, and expansive playing fields, this home offers the perfect blend of modern living and family-friendly charm. Step inside to find a stunning open-concept layout, where some interior walls have been removed to create a spacious, inviting living area. The heart of the home is the custom kitchen, complete with elegant granite countertops, sleek white appliances, and a central island with a breakfast bar that overlooks the cozy living room. Here, a gas fireplace adds warmth and ambiance, making it an ideal spot for relaxing and entertaining. The main floor boasts 3 comfortable bedrooms, including a generous primary suite with a stylishly upgraded 2-piece ensuite bath. The renovated main full bath ensures modern convenience for the whole family. Downstairs, you'll find a large recreation room that offers endless possibilities for leisure and entertainment. The lower level also features a versatile 4th bedroom/den (please note: not a legal bedroom due to non-egress window), a 3 piece bath, laundry area, and additional storage space. The expansive lot, measuring approximately 50' X 111', presents exciting opportunities for future development. With a gentle downhill slope and a generous 56' width across the back, there's potential for a lane suite (subject to city approval). The separate back entrance further enhances possibilities for a basement suite, also subject to city approval. Other recent upgrades include windows and doors (2014) and new shingles (2016). Located in the family-friendly Glamorgan neighbourhood, you'll enjoy proximity to excellent schools, nearby parks, and convenient shopping at Richmond Square, Westhills, and Signal Hill Centre. Commuters will appreciate quick access to downtown and the recently completed Stoney Trail highway, offering seamless travel west to Banff and the stunning Rocky Mountains, as well as north and south areas of Calgary. Call to arrange your private viewing today.**

Inclusions: **Play centre in backyard, garden shed**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123