



THE
A-TEAM

**RE/MAX
FIRST**

4839 40 Avenue, Calgary T3E 1E4

MLS®#: **A2181478**

Area: **Glamorgan**

Listing Date: **11/28/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **5,898 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,172**

Low Sqft:

Ttl Sqft: **1,172**

DOM

23

Layout

Beds: **2 (2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees**

Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener**
Int Feat: **Separate Entrance,Soaking Tub,Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`11" x 4`5"	Living Room	Main	15`4" x 12`4"
Kitchen	Main	10`9" x 7`6"	Breakfast Nook	Main	11`0" x 11`4"
Dining Room	Main	17`4" x 9`2"	Sunroom/Solarium	Main	9`9" x 10`9"
Game Room	Basement	11`9" x 19`7"	Flex Space	Basement	10`9" x 4`3"
Den	Basement	16`0" x 10`2"	Bedroom - Primary	Main	15`9" x 11`6"
Bedroom	Main	11`7" x 10`2"	3pc Ensuite bath	Main	5`0" x 8`1"
4pc Bathroom	Main	5`3" x 7`10"	3pc Bathroom	Basement	6`7" x 4`2"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

7429JK

Remarks

Pub Rmks: **Developers, investors and handy homeowners this is the one you've been waiting for! Nestled on a huge 58' x 110' lot with a SE backyard and a phenomenal location just around the corner from Glamorgan Park. Within walking distance to schools, transit and countless shops, restaurants and amenities! With almost 1,900 sq. ft. of developed space, this peaceful bungalow has ample space for any large or growing family with the advantageous benefit of a separate entrance. The living room invites relaxation while an oversized picture window frames mature tree views. White and neutral, the kitchen is well laid out for culinary creations with a breakfast nook for casual mealtimes. Host more formal gatherings in the adjacent dining room, which is perfect for large or more intimate events. The primary bedroom is a true owner's escape thanks to the dual closets and a private ensuite. The second bedroom leads to the screened-in rear deck making it ideal as a home office where you can take your coffee breaks enjoying the great outdoors in almost any weather. A separate entrance to the finished basement adds a ton of versatility to the space. Convene in the warm and cozy family room in front of the charming wood-burning fireplace then refill drinks and snacks at the wet bar. A den is great for a tucked away workspace, an enclosed playroom or even a private space for guests. Fully fenced, the backyard has loads of grassy play space for kids to play or take a quick scroll down the alley to the playground. The cherry on top is the oversized double detached garage keeping vehicles safely out of the elements. This exceptional, family-friendly community offers extensive walking paths, numerous parks, both public and separate schools, shops, restaurants, a skating rink (with skate shack and fireplace), sports courts and a very active community centre with year-round programs and activities for all ages! Plus, just minutes to West Hills and Signal Hill shopping districts and a quick and easy commute downtown. Truly an unbeatable location!**

Inclusions: **All goods are in "as-in" condition**
 Property Listed By: **RE/MAX Landan Real Estate**

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



4839 40 Ave SW, Calgary - MAIN



Room	Dimensions	Room	Dimensions	Room	Dimensions
Recess	6'11" x 4'0"	Rear Porch	6'7" x 3'7"	Kitchen	10'0" x 7'0"
Dining	11'0" x 11'4"	Formal Dining	17'6" x 9'2"	Living	15'6" x 12'6"
Primary Bedroom	15'0" x 11'0"	Ensuite 3P	3'0" x 8'1"	Bedroom	11'7" x 10'2"
Converted/Deck/Sunroom	9'0" x 9'0"	Wash	5'0" x 10'11"	Bathroom 3P	5'3" x 7'10"

Disclaimer: This is intended for the marketing of the subject property, and only for the client listed below and/or other parties directly connected to the marketing/transaction. It may not be distributed, published or used for other purposes. Basic. Restrictions of the provincial real estate transfer laws. Proceeds as a condition of purchase for the buyer for any level of architectural consideration.

Client: Craig Squire November 27, 2024 Job #: 056845











