



THE
A-TEAM

**RE/MAX
FIRST**

4831 40 Avenue, Calgary T3E 1E4

MLS®#: **A2184415**

Area: **Glamorgan**

Listing Date: **12/27/24**

List Price: **\$643,000**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 16-Jan**

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:

Finished Floor Area

Abv Sqft: **966**
Low Sqft:
Ttl Sqft: **966**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Landscaped,Many Trees**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`1" x 9`6"
Kitchen	Basement	8`9" x 9`7"
Den	Basement	9`2" x 8`2"
Furnace/Utility Room	Basement	8`11" x 12`11"
Bedroom - Primary	Main	12`4" x 10`2"
Bedroom	Main	12`3" x 9`2"
Bedroom	Basement	9`6" x 12`4"

Room	Level	Dimensions
Living Room	Main	18`8" x 17`9"
Game Room	Basement	9`4" x 8`2"
Storage	Basement	7`1" x 6`7"
Furnace/Utility Room	Basement	8`11" x 12`11"
Bedroom	Main	8`10" x 9`0"
Bedroom	Basement	9`5" x 12`11"
4pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

7429JK

Remarks

Pub Rmks:

*****ATTENTION*** Affordable west side home. It's not often a single family home in a great location on a large lot with this many bedrooms and an illegal suite come up in Glamorgan at such an amazing price! 5 TOTAL BEDROOMS + A DEN | ILLEGALLY SUITED | SEPARATE LAUNDRY | SOUTH BACKYARD | HUGE LOT | DETACHED GARAGE | AROUND THE CORNER FROM GLAMORGAN PARK | WALK TO SCHOOLS, TRANSIT, SHOPS AND RESTAURANTS. Developers, investors and handy homeowners this is the one you've been waiting for illegally suited with 5 bedrooms plus a den! Nestled on a huge 52' x 112' lot with a south 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 to the illegally suited lower level. The main floor is a great layout with an open concept from the living room to the kitchen. Hardwood floors, large windows and private laundry further add to the allure of this inviting level. All 3 bedrooms are spacious and bright with easy access to the 4-piece bathroom. A separate entrance leads to the finished basement, perfect as a rental opportunity or a private space for extended family members. 2 bedrooms, a den, a 4-piece bathroom, a large living area, a full kitchen and private in-suite laundry ensure plenty of versatile space that is completely self-contained. Fully fenced, the backyard has loads of grassy play space for kids and pets to play while the adults barbeque or unwind on the expansive deck soaking up the sunny south exposure. The cherry on top is the single detached garage keeping your vehicle safely out of the elements. Many upgrades such as a new panel, water tank and many more. 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:

Property Listed By:

**Second washer, dryer, fridge, stove in the basement suite. Gazebo, firepit and patio furniture
LPT Realty ULC**

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





