



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4810 40 Avenue #67, Calgary T3E 1E5**

MLS®#: **A2197938**      Area: **Glamorgan**      Listing Date: **03/07/25**      List Price: **\$395,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1970**  
Lot Information  
 Lot Sz Ar: **480,074 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,128**  
 Low Sqft:  
 Ttl Sqft: **1,128**

DOM

**47**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
 Park Feat: **Off Street,Stall**

Utilities and Features

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

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

Kitchen Appl: **Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Laminate Counters,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>22`2" x 8`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>55`9" x 26`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>57`2" x 43`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>45`1" x 32`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 28`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>30`11" x 27`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>26`3" x 26`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$499

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9010203

Remarks

Pub Rmks: **Without a doubt, a three bedroom terrific townhouse opportunity located in the South West of Calgary, in the Community of Glamorgan. Enjoy an exceptional indoor / outdoor lifestyle in a home that reflects a cozy home atmosphere. Simplicity and yet enhanced by a balance of function, space and natural light from the glass patio doors, wide open rooms, laminate & tile floors and plenty of storage. The towering trees create a nature scene and park like setting. This home offers spacious rooms and plenty of natural light. The custom natural wood kitchen cabinetry with appliances and adjoining dinette is delightful. The floorpan offers a spectacular primary kingsize bedroom, a full 4pc bath and main floor powder room, two guest bedrooms, window blinds, and a principal living room that opens to a patio area and a fully fenced backyard surrounded by trees. The lower level is ready for your needs of space or future development. One parking stall is assigned to this residence with off street easy access. Minutes to all local amenities, this spectacular property defines home with terrific schools.**

Inclusions: **Blinds**  
Property Listed By: **eXp Realty**

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







