



GRASSROOTS
REALTY GROUP

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11, 4810 40 Avenue SW
Calgary, Alberta

MLS # A2320249



\$350,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	973 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #11, 4810 40 Avenue SW! This well maintained 2-bedroom end-unit townhouse. Featuring durable laminate flooring throughout, the bright and functional layout offers spacious bedrooms with large windows that fill the home with natural light, walk in closet and Soaking tub in the 4 pc bathroom. On the main level the kitchen is bright and functional with modern cabinetry, countertops, and lighting. From the living room you enter the back yard through the sliding patio doors to your private, south-facing backyard that is perfect for enjoying sunny days in this pet-friendly, well-managed complex. This unit also features a high-efficiency furnace and hot water tank. Ideally located just 10 minutes from downtown and within walking distance of Westhills Towne Centre, Weaselhead Natural Area, theatres, restaurants, shopping, and a wide range of amenities, this home offers exceptional value in a convenient southwest location.