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157, 4810 40 Avenue SW  
Calgary, Alberta

MLS # A2228092



\$424,999

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: none

Everything you can image in the perfect first home. Step inside this two story Gladstone Park home and you will fall in love with its great layout, large windows & beautiful natural lighting, renovated kitchen with white cabinetry & stainless steel appliances and private fenced yard with back gate that opens up to green space and natural vegetation. MAIN FLOOR features kitchen with breakfast bar, large living room with glass sliding doors to private yard, dining nook, and half bath. SECOND FLOOR features spacious primary bedroom, THREE additional good sized bedrooms & full bathroom. LOWER LEVEL will easily accommodate future rec room, gym or office, it's wide open and ready for whatever you want it to be! INCREDIBLE LOCATION with parks, playgrounds, schools & restaurants within walking distances, and just minutes from Mount Royal University, Westhills shopping centre & variety of supermarkets and strip malls. Condo fees include water, reserve fund, and outdoor maintenance (including cutting grass in back yard), assigned parking stall and plug-in.