

# \$398,888 - 16, 4810 40 Avenue Sw, Calgary

MLS® #A2242725

**\$398,888**

4 Bedroom, 2.00 Bathroom, 1,410 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, August 9th  
12:00-2:00pm and Sunday, August 10th  
12:00-2:00pm \*\*** Unique opportunity to own a 4-bedroom, 1.5-bathroom END UNIT townhome in the desirable and family-friendly community of Glamorgan. The most sought after floorplan in this complex offers 1,410sq ft of living space, with the potential of being up to 2,000 sq ft if chosen to develop the basement. This two-storey unit is located in the well managed Gladstone Park complex—ideal for first-time buyers, families, or savvy investors to get into Calgary’s real estate market and start building equity. The main floor features a generous living room that leads to a private fenced backyard with west exposure, perfect for outdoor entertaining. A designated dining area connects seamlessly to the spacious kitchen and a convenient half bathroom completes this level. Upstairs, you’ll find four well-proportioned bedrooms, including a large primary bedroom, and a full bathroom offering ample space for a large family to live in comfort. The unfinished basement provides excellent storage or future development potential—ideal for creating a rec room, home gym, or increasing rental value. Additional highlights include an assigned parking stall with a power outlet conveniently located next to your backyard gate, ample visitor parking beside your unit makes it easy for your guests. Low-maintenance living with condo fees covering water, snow removal, landscaping & more. Proximity to top amenities, public transit,



schools, parks, playgrounds, shopping, and Mount Royal University, Quick access to Westhills Towne Centre, Glenmore Reservoir, Weaselhead Flats, and Stoney Trail. This is your opportunity to own a spacious 4-bedroom townhome in a central, amenity-rich location. Book your private showing today!

Built in 1970

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242725      |
| Price          | \$398,888     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,410         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 16, 4810 40 Avenue Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1E5               |

**Amenities**

|                |            |
|----------------|------------|
| Amenities      | Playground |
| Parking Spaces | 1          |
| Parking        | Stall      |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | See Remarks                                           |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                            |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Full, Unfinished                                      |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground, Private Yard           |
| Lot Description   | Back Yard, Many Trees, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 24              |
| Zoning         | M-C1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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