

\$779,000 - 4703 40 Avenue Sw, Calgary

MLS® #A2268072

\$779,000

5 Bedroom, 2.00 Bathroom, 1,082 sqft
Single Family on 0.13 Acres

Glamorgan, Calgary, Alberta

Welcome to 4703 40th Ave SW! Perfectly situated for convenience, this home offers quick access anywhere you need to go – whether it's a short commute to downtown or a weekend escape to the mountains. You'll also appreciate being minutes from schools, shopping, parks, and Mount Royal University. Inside, this move-in-ready bungalow has been thoughtfully updated from top to bottom with modern finishes and an open-concept layout. The main floor features freshly painted interiors, rich hardwood flooring, and an all-new kitchen equipped with KitchenAid stainless steel appliances, quartz countertops, ample cabinetry, and a generous island ideal for cooking and entertaining. The main level offers three spacious bedrooms with upgraded doors. The bathroom has been completely refreshed with imported tile, a drop-in soaker tub, and contemporary designer fixtures. The fully developed basement is bright and inviting, showcasing new engineered hardwood, fresh trim and doors, and a large family room complete with a cozy fireplace and dry bar – the perfect space for hosting or relaxing. Two additional well-sized bedrooms and a newly finished 3-piece bathroom featuring designer tile, an great sized shower, and a sleek new vanity complete the lower level. Outside, enjoy a quiet and spacious yard with upgraded vinyl siding and added insulation panels, plus a great-sized patio for outdoor dining and entertaining. A turnkey home in a prime location – this is the one



youâ€™ve been waiting for. (id:6289)

Built in 1971

Essential Information

Listing #	A2268072
Price	\$779,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,082
Acres	0.13
Year Built	1971
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4703 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	t3e1e4

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Other

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Oven - Built-In, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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