



\$ 235,888.00

## 63 4810 40 STREET SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE SATURDAY NOVEMBER 13 FROM 2-4PM!!! Ideally located near shopping, schools and parks, this townhome is completely finished on all three levels, with vinyl windows and vinyl patio door. Enjoy your wake-up coffee in your spacious living room as the morning sunlight streams through your living room and patio...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1145760

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1970

**Parking:** Asphalt, Assigned, Stall

**Post Updated:** 2021-11-13 19:17:12

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/27/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Storage

**Exterior Features:** Playground, Private Entrance, Private Yard

**District:** CAL Zone W

**Inclusions:** Entertainment Unit

**Lot Features:** Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Level, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

**Flooring:** Carpet, Ceramic Tile, Laminate, Linoleum

**Community Features:** Schools Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Separate Entrance, Storage, Vinyl Windows

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 63

**Suite:** No

**Appliances:** Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

**Subdivision Name:** Glamorgan

**Restrictions:** Easement Registered On Title, Utility Right Of Way

**Levels:** Two

**Zoning:** M-C1

**List Price Square Foot:** \$ 228.60

**Photo Count:** 50

**Unit Exposure:** W

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Slab

**Living Area SF:** 1056.00

**Structure Type:** Triplex

