

\$749,000 - 4703 40 Avenue Sw, Calgary

MLS® #A2268072

\$749,000

5 Bedroom, 2.00 Bathroom, 1,082 sqft
Residential 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 you’ve been waiting for.

Built in 1971

Essential Information

MLS® #	A2268072
Price	\$749,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4703 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1E4

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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