

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

MLS® #A2268072

**\$779,000**

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          | \$779,000   |
| 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, |
|-------------------|-------------------------------------------------------------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
|                 | Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows |
| Appliances      | Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer                |
| 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 | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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