

\$699,900 - 5027 40 Avenue Sw, Calgary

MLS® #A2267718

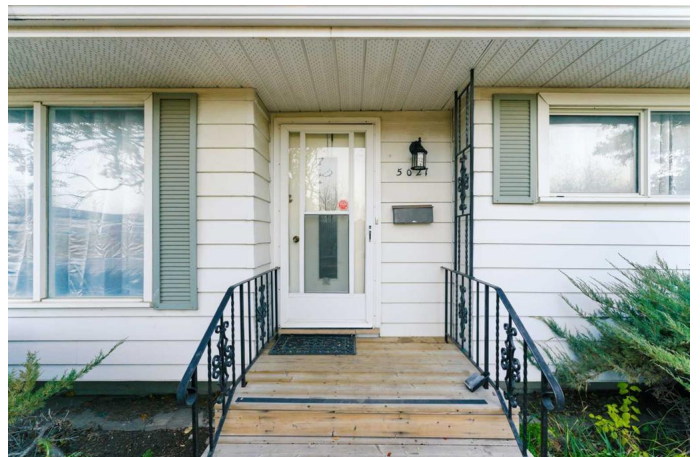
\$699,900

5 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.15 Acres

Glamorgan, Calgary, Alberta

This well-maintained Glamorgan bungalow with a Legal suite (Secondary Suite number 5610) offers flexible living in one of Calgary's most established communities. Set on a sunny corner lot that sides onto a park and walking path, the home combines comfort, functionality and location. A bright main floor welcomes you with a neutral palette, gleaming hardwood floors and oversized windows framing mature trees and open green space. The spacious living room encourages relaxation, while the adjacent dining area creates a natural flow for family meals and entertaining. A well-appointed kitchen provides abundant cabinet and counter space along with a window over the sink for natural light. 2 bedrooms are located on the main level, including a primary with its own private 2-piece ensuite, along with a well-appointed 4-piece bathroom. The updated lower level features modern wide-plank flooring, in-suite laundry and a stylish kitchen with full-height cabinetry, tile backsplash and ample counter space for meal prep. A spacious living area offers room for both lounging and dining, while the bright bedroom provides privacy and comfort with a large window and generous closet. A contemporary 4-piece bathroom completes the level with fresh finishes and a clean, modern aesthetic, creating a welcoming and self-contained space ideal for extended family or long-term guests. Outside, the large fenced yard delivers space for kids to play, with mature trees providing privacy. A front



driveway fits four vehicles and a rear double detached garage with its own driveway adds even more parking. Enjoy everyday convenience with nearby schools, playgrounds and the Glamorgan Community Centre, along with quick access to Westhills and Signal Hill shopping, Mount Royal University and major routes connecting downtown and the mountains. A move-in-ready home offering flexibility, outdoor space and a prime parkside setting!

Built in 1971

Essential Information

MLS® #	A2267718
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.15
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5027 40 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T9

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Additional Parking

of Garages 2

Interior

Interior Features See Remarks
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Corner Lot, Front Yard, No Neighbours Behind, Treed, See Remarks
Roof Asphalt Shingle
Construction Metal Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025
Days on Market 7
Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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