# \$399,900 - 18, 5019 46 Avenue Sw, Calgary

MLS® #A2093735

### \$399,900

2 Bedroom, 3.00 Bathroom, 1,295 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Renovated 2 bedroom townhouse with amazing mountain views in the much desired "West Edge" complex! Floor plan features a spacious living area with views across to the Mountains, open plan dining area, 1/2 bath and gorgeous kitchen featuring new cabinetry, newer appliances and built in hutch/den area complete with wine fridge. Kitchen opens onto the exclusive use fenced patio and garden area. Upper floor features bonus room, Primary bedroom complete with newly renovated 3 piece ensuite, second bedroom and renovated main bathroom. Lower level is finished and hosts a sizable storage room and the laundry area. The single garage is oversized and can fit a truck. The driveway is spacious and can also host additional vehicles, plus there is also ample street parking.



#### **Essential Information**

MLS® # A2093735
Price \$399,900
Sold Price \$425,000

Bedrooms 2

Bathrooms 3.00

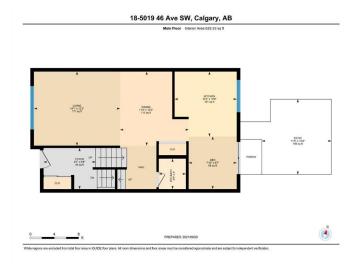
Full Baths 2

Half Baths 1

Square Footage 1,295







Acres 0.00 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Sold

## **Community Information**

Address 18, 5019 46 Avenue Sw

Subdivision Glamorgan
City Calgary

County Calgary
Province Alberta

Postal Code T3E 6R1

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

nas basement 105

Basement Finished, Partial

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed November 17th, 2023

Date Sold November 23rd, 2023

Days on Market 6

Zoning M-CG d44

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX REALTY PROFESSIONALS

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