

\$625,000 - 4504 49 Avenue Sw, Calgary

MLS® #A2113738

\$625,000

5 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Welcome to this charming detached bi-level nestled in the beautiful established community of Glamorgan in Calgary, Alberta. This well-maintained property boasts a prime location, offering both convenience and a peaceful atmosphere. Upon arriving, you will be greeted by a lovely front yard with mature trees, adding to the privacy and tranquility of the home. The exterior of the bi-level exudes warmth and charm, with a classic design that fits seamlessly into the surrounding neighborhood. Step inside and be greeted by a spacious and inviting open-concept layout. The living area is bathed in natural light, thanks to large windows that frame the picturesque views outside. Neutral tones and hardwood flooring create a warm ambiance throughout the main living space. The functional kitchen is a chef's dream, featuring ample cabinetry. The dining area, adjacent to the kitchen, offers the perfect space for hosting family meals or entertaining guests. Three generously sized bedrooms provide comfortable accommodations, each offering ample closet space and easy access to the main bathroom. A second bathroom completes the basement level, providing added convenience for residents and guests alike. The fully finished suited basement offers plenty of additional living space, perfect for a family room, home office, or recreational area for your tenants. The possibilities are endless, catering to the specific needs and preferences of the new homeowners. This property also



presents an exciting opportunity for investors, as it is zoned R2. This means that the potential to build or develop on the property is vast, offering endless possibilities for expansion or rental opportunities. Outside, the backyard oasis is a true haven for relaxation and enjoyment. A spacious deck provides the perfect space for outdoor entertaining, while the well-manicured lawn offers room for children and pets to play. Located in Glamorgan, residents benefit from a close-knit community feel while enjoying easy access to amenities, schools, parks, and public transportation. The proximity to major highways ensures a quick commute to the city center and surrounding areas. Don't miss out on the chance to call this beautiful detached bungalow in Glamorgan your new home. Whether you're looking for your forever home or an investment opportunity, this property offers endless potential. Schedule your viewing today and seize the opportunity to call this charming property your own!

Built in 1961

Essential Information

MLS® #	A2113738
Price	\$625,000
Sold Price	\$705,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4504 49 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1J4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 14th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.