

\$450,000 - 5, 5019 46 Avenue Sw, Calgary

MLS® #A2114966

\$450,000

2 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover the perfect blend of comfort, style, and convenience in this well maintained townhouse nestled on a quiet street in the desirable Glamorgan neighborhood. Property

Highlights:

Private End Unit: Enjoy the tranquility and additional natural light that comes with being an end unit on a peaceful street.

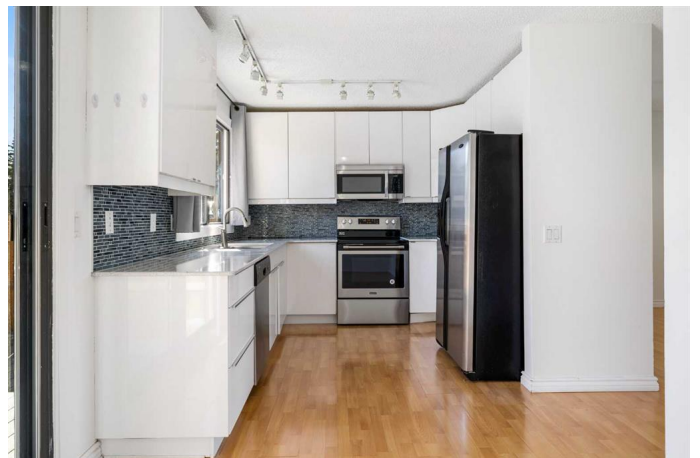
Mountain Views: Large, bright west-facing windows not only flood the home with natural light but also offer stunning views of the majestic mountains, providing a picturesque backdrop to your living space.

Renovated Kitchen: The heart of the home features a beautifully renovated kitchen equipped with modern appliances, ample counter space, and sliding patio doors that open up to your own backyard oasis.

Outdoor Living: Step into your private zero maintenance yard with composite decking, a serene space perfect for relaxation, gardening, or entertaining guests.

Spacious Living Areas: The main floor boasts a large living room and dining room, ideal for gatherings and everyday living. Fresh paint and thoughtful updates throughout make this home move-in ready.

Comfortable Bedrooms: Upstairs, you'll find a large master bedroom complete with a convenient 2-piece ensuite, and double closets. A generous second bedroom, and a large 4-piece bathroom. The flexible bonus room can serve as a home office, playroom, or guest space, or can easily be converted into a



3rd bedroom.

Additional Features: The lower level offers ample storage, a laundry room, and private access to the oversized single attached garage.

This townhouse is a gem in the Glamorgan community, offering a perfect combination of privacy, space, and accessibility. Move-in ready, this townhouse promises a lifestyle of comfort and ease. Don't miss the opportunity to make this beautiful townhouse your new home.

Built in 1979

Essential Information

MLS® #	A2114966
Price	\$450,000
Sold Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,556
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5, 5019 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 15th, 2024
Days on Market	1
Zoning	M-CGd44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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