

\$669,000 - 4407 46 Avenue Sw, Calgary

MLS® #A2135050

\$669,000

5 Bedroom, 2.00 Bathroom, 1,410 sqft
Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

Welcome to 4407 46 Ave- nestled in the heart of Glamorgan. Steps away from Mount Royal University and inner city amenities, this 1400+ sqft bungalow with an ATTACHED HEATED DOUBLE GARAGE is sure to meet your every need. A huge standout of this home is the chef's kitchen- custom Italian tile backsplash, gas stove, storage galore and a view from your sink to the backyard makes this functional for families. The bright sunken dining room is an optimal space for entertaining- featuring a beaming skylight bringing in lots of natural sunshine and a connecting patio door making barbecuing-to-table an easy feat. Completing the main floor is a 4-piece bathroom, two sizeable bedrooms- one that walks out to the backyard deck, an office/den, and a vast and open living room that can accommodate grand concepts and large furniture. The fully finished basement is spacious and welcoming- complete with three bedrooms, a 3-piece bathroom, a living room and functional laundry. The south facing backyard is private and low maintenance- fully fenced with a patio area for fires and entertaining! This home is extremely efficient as it is heated by an in-floor heating system that includes the garage. Upgrades include a brand new boiler with new piping, controls, and a 50 gallon indirect hot water tank, newer windows, shingles and skylights too. The central location of this property is unbeatable- close proximity to downtown, the Grey Eagle Event Centre, Signal Hill Shopping centre, schools, parks and the famous



Glamorgan Bakery! A well-maintained home in a prime location- a solid family home or incredible investment opportunity minutes from the University- book your showing today.

Built in 1959

Essential Information

MLS® #	A2135050
Price	\$669,000
Sold Price	\$647,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4407 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1H8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Heatilator
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 10th, 2024
Days on Market	47
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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