

\$449,900 - 57, 5019 46 Avenue Sw, Calgary

MLS® #A2150616

\$449,900

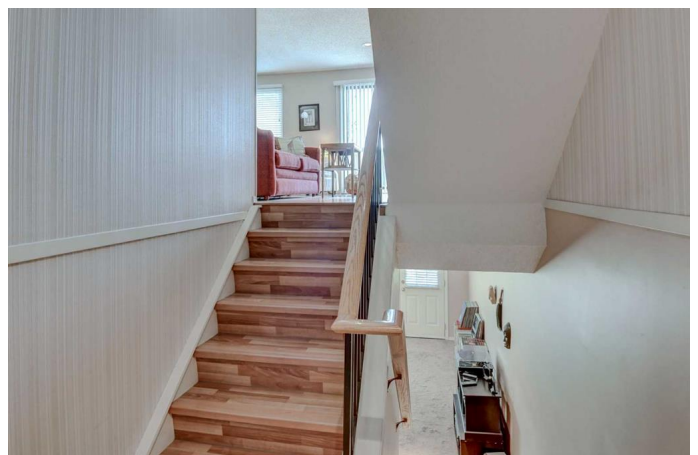
2 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

West Edge in Glamorgan! Beautiful 2 storey townhouse with a single garage, a developed walk-out basement and a private fenced yard. Quiet location in Glamorgan with quick access to Mount Royal University, great schools, parks, public transit and shopping. Unique floor plan is flooded with light and features a large front entry with garage access, a few steps down to a large family room that walks out to the yard, main level features a large great room with laminate floors and a balcony, kitchen with dining area, 2 piece bath and convenient laundry room. Upper level features an open loft area with mountain views, a huge owner's suite with direct access to the main bath and lots of closet space, and a large second bedroom. Many recent upgrades like Torly laminate floors, renovated main bath with Italian ceramic tiles, lighting, interior paint, Toto low flow toilets and updated Marvin windows. Room for 2 cars with an attached single garage and driveway. Lots of storage in the garage, furnace room and unique 9 x 7 ft storage area between the 1st and 2nd floors. West facing yard is a gardeners dream with beautiful perennial gardens and raised beds. West Edge is a well managed pet friendly townhouse complex with reasonable fees that include water and sewer and a healthy \$374,000 reserve fund. A great buy in a desirable community with quick road access to Glenmore Trail, Stoney Trail and Sarcee Trail!

Built in 1979



Essential Information

MLS® #	A2150616
Price	\$449,900
Sold Price	\$472,400
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	57, 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	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 28th, 2024
Days on Market	10
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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