

# **\$449,900 - 9, 5019 46 Avenue Sw, Calgary**

MLS® #A2154520

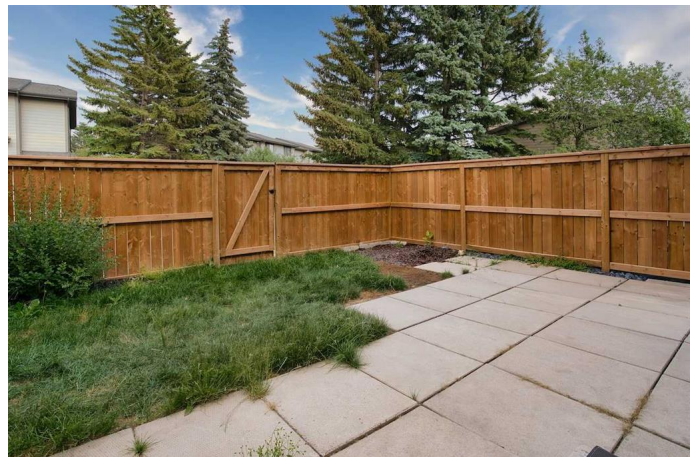
**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,373 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

PRICE REDUCTION! Welcome to this 3-BEDROOM TOWNHOUSE in Glamorgan with a SINGLE ATTACHED GARAGE PLUS EXTRA PARKING ON THE DRIVEWAY and ample street parking for any guests visiting! The main floor has an OPEN-CONCEPT layout with LAMINATE FLOORING THROUGHOUT the spacious living room and dining room areas. The living room has a sliding patio door that leads to the East-facing FULLY-FENCED BACKYARD. At the back of the fence is a green space that leads to more visitor parking stalls. The west-facing kitchen has STAINLESS STEEL APPLIANCES and a movable kitchen island for extra storage and food-prepping counter space. The powder room/half bathroom completes the main floor level. Heading upstairs, you will find 3 bedrooms including a LARGE MASTER BEDROOM with DOUBLE MIRROR SLIDING CLOSET DOORS and a MOUNTAIN VIEW, an open linen closet in the hallway, and a full bathroom. The basement has an office/den, laundry area with a wash sink, and utility area with HIGH-EFFICIENCY FURNACE and Power Humidifier. West Edge is a well-managed pet-friendly townhouse complex with reasonable fees that include water and sewer. Conveniently situated in Glamorgan near bus transit, parks and playgrounds, Westhills Shopping Centre, Mount Royal University, and with quick road access to Glenmore Trail, Sarcee Trail, and Stoney Trail. Come and see to appreciate!



Built in 1979

## Essential Information

MLS® #	A2154520
Price	\$449,900
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,373
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	9, 5019 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R1

## Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Single Garage Attached

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 2nd, 2024
Date Sold	September 24th, 2024
Days on Market	53
Zoning	M-CG d44
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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