

\$525,000 - 4058 46 Street Sw, Calgary

MLS® #A2168590

\$525,000

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

Don't miss out on this impressive family home! It has been updated to high standards which is reflected throughout the entire Home. The spacious open concept design is ideal for comfortable family living. The large Living Room features a gorgeous gas fireplace with natural stone facing (remote controlled), lots of windows and beautiful maple etched engineered hardwood flooring throughout. The modern Kitchen has custom built cabinets, walk-in pantry, lots of counter space including a huge island with breakfast bar & special display shelving. Quality appliances are included. The adjoining dining area is perfect for entertaining family and friends. There are two Bedrooms on the main level. The large Primary Bedroom has a glass sliding door to access the private balcony (relax and enjoy the evening stars). You will love the huge walk-in wardrobe and dressing room to help keep you organized (the original third Bedroom was converted). The main Bathroom was updated with a fully tiled oversize shower and charming vanity. The fully finished Basement extends the living space and includes a Family/Media Room complete with a dry bar and easy-care luxury vinyl flooring. There is large guest Bedroom and full Bathroom with soaker tub. Laundry day will be enjoyed in the bright and updated Laundry/storage Room. The extra bonus room is currently used as a hobby/storage area. Expand your living space to the outdoors. The meticulously landscaped yard features a wood walkway from side door,



concrete block patio with pergola, garden area and special dog run. Excellent location! Leave your car at home and walk to the many neighborhood amenities including shopping, restaurants, schools, transit and parks. Easy access to main roads. A pleasure to show!

Built in 1979

Essential Information

MLS® #	A2168590
Price	\$525,000
Sold Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4058 46 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6P3

Amenities

Parking	Off Street
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Interior

Interior Features	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 4th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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