

# \$489,900 - 60, 5019 46 Avenue Sw, Calgary

MLS® #A2172307

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*OPEN HOUSE SATURDAY 2:30-4:30PM\***  
**SEE VIDEO\*** Welcome to this completely renovated 3-bedroom townhouse, just 10 minutes from downtown! This property has over 1600 square feet of developed living space, majestic mountain views, an abundance of natural light, and an impressive fully- finished WALK-OUT basement. The open-concept kitchen showcases a large island with stunning waterfall quartz countertops, wrapped in barn wood, complemented by all-new appliances, including a gas stove. White-washed hardwood floors, and new pot lights flow throughout, leading to a custom shower and tub with elegant marble tile. This home includes a new, high efficiency furnace, with central air conditioning, optimizing comfort year-round. Entertaining is made easy, with inset ceiling speakers on all levels, and a fully finished walk-out basement, complete with a home theater. The backyard is beautifully landscaped with pavers for minimal maintenance, making it perfect for relaxation. The property boasts new triple-pane windows, exterior doors, a Nest thermostat, and a garage with a convenient mezzanine for extra storage. In addition this exceptionally managed complex features new siding and a new roof, ensuring peace of mind for years to come. Donâ€™t miss this stylish and modern home - move-in ready and waiting for you!

Built in 1979



## Essential Information

MLS® #	A2172307
Price	\$489,900
Sold Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	60, 5019 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R1

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Wired for Sound
Appliances	Central Air Conditioner, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 17th, 2024
Date Sold	October 22nd, 2024
Days on Market	5
Zoning	M-CG d44
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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