

# \$700,000 - 4735 46 Avenue Sw, Calgary

MLS® #A2178253

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

Welcome to 4735 46 Ave SW, a charming, updated home in the sought-after community of Glamorgan, Calgary. Situated directly across from a serene park and playground, this property provides an incredible backdrop for an active and family-friendly lifestyle. Imagine mornings with coffee in hand, overlooking lush green space, while the kids have a built-in playground just steps away! Inside, the main floor boasts substantial updates with newer windows, flooring, kitchen cabinets, countertops, and a stylish farm-style sink. Luxurious laminate flooring flows throughout, creating a modern and cohesive look. The main living room is a bright and spacious area, featuring a massive front window that fills the space with natural light, making it perfect for entertaining or relaxing with family. Adjacent, the dining room is ready to accommodate your large family table, setting the stage for holiday gatherings and memorable meals. The kitchen is a standout feature, designed to be both stylish and functional. With updated cabinetry, a sleek backsplash, modern countertops, and a gorgeous farm-style sink, this kitchen is a dream. The main floor also includes three well-sized bedrooms, with the primary bedroom offering enough space for all your furniture, including a king-sized bed. It also has a half bathroom and a large closet, providing a true retreat feel. The two additional bedrooms are ideal for children, guests, or a home office. The main bathroom on this level



has been beautifully renovated with new flooring, countertops, and modern tile work. Downstairs, the fully finished basement provides an expansive secondary living area, making it the perfect spot for a home theater, exercise room, or work-from-home space. It includes a big fourth bedroom (illegal - needs an egress window) and an additional bathroom, adding flexibility for growing families or visiting guests. Outside, the spacious backyard is a true highlight, offering ample room for everyone. Children will love the space to play with their own play structure, while the adults can enjoy the generously sized deck and patio, ideal for BBQs and outdoor gatherings. Completing this fantastic home is an oversized heated double garage and a parking pad that has power (plug-ins) on both side, providing plenty of space for vehicles, a trailer, or even an RV (that you can plug-in). This is more than just a home; itâ€™s a lifestyle, blending modern updates with a superb location across from green spaces. Donâ€™t miss this opportunity to make it yours and enjoy all that Glamorgan has to offer.

Built in 1971

Essential Information

MLS® #	A2178253
Price	\$700,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,149
Acres	0.14
Year Built	1971
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	4735 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1J2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Paved

### Interior

Interior Features	Stone Counters, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 8th, 2024
Date Sold	November 12th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office                    MaxWell Canyon Creek

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