

# \$479,900 - 70, 5019 46 Avenue Sw, Calgary

MLS® #A2212086

**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to this lovely, bright, renovated townhouse in Glamorgan, one of the best-established neighbourhoods on the west side! And "Westedge", a very well managed and maintained complex is perfectly situated siding Glamorgan Park, minutes to Mount Royal University, transit and all the amenities that West Hill Shopping Centre offers. This sunny, west facing home is in an excellent, quiet, cul de sac location with all new flooring - quality carpet and underlay, engineered hardwood. newer appliances, windows and sliding patio doors, a single detached garage and fenced yard, ample visitor parking at your door - this townhouse is spotless and move in ready - A must to view!

Built in 1979

## Essential Information

MLS® #	A2212086
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,369
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	70, 5019 46 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R1

### Amenities

Amenities	None, Playground, Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Central Vacuum, No Animal Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	19
Zoning	M-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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