

\$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 | Park, Visitor Parking, None, Playground |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Central Vacuum, No Animal Home |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Electric Stove |
| 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 | Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 30 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.