

\$509,900 - 70, 5019 46 Avenue Sw, Calgary

MLS® #A2212086

\$509,900

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 | \$509,900 |
| 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, Park, Playground, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, 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 | 3 |
| Zoning | M-CG |

Listing Details

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

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