

26, 5019 46 Avenue SW
Calgary, Alberta

MLS # A2298236



\$488,800

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|------------------|---|---------------|-------------------|
| Division: | Glamorgan | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,373 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Yard | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 395 |
| Basement: | Partial | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame, Wood Siding | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: NA

A rare opportunity to own a 3 bedroom in West Edge! This stylish, spacious and recently updated home will sure impress! New paint, luxury vinyl plank flooring and LED lighting fixtures throughout have been thoughtfully curated. Step outside to your private yard and notice the newly installed pressure treated fence with access to green space perfect for all the summer activities. Inside, the luxurious kitchen features new storage cabinetry, new stainless steel appliances, refurbished cabinets and hardware, a custom island and generous counter space—perfect for everyday living and entertaining. The open-concept living and dining area creates the perfect ambiance to entertain, with massive windows and sliding glass doors to let in all that natural light. A newly renovated powder room completes the main floor beautifully. The updated wrought iron and custom wood railings leads you to the upper level, where you’ll find an renovated 4 piece bath, two generously sized bedrooms and a West facing primary retreat with double French doors complete with plenty of closet space. The basement provides additional living, utilized as a home office and flex space with ample storage, laundry room and convenient step-free access to the attached garage - perfect for those cold days. All this in an unmatched South West location, close to shopping, transit, Stoney Trail and easy access to the city core. Do not miss this opportunity!