



**GRASSROOTS**  
REALTY GROUP

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**43, 5019 46 Avenue SW**  
**Calgary, Alberta**

**MLS # A2282344**



**\$524,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Single Garage At		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Views		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 401
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d44
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 43 - 5019 46th Avenue SW. A beautifully upgraded, spacious, and light-filled home that is truly move-in ready. Thoughtful attention to detail is evident throughout, with flat ceilings, quartz countertops, luxury vinyl plank flooring throughout, upgraded vinyl windows, and newer high efficient furnace and hot water heater. Step outside to your private, fully fenced backyard—an inviting summer sanctuary complete with blooming flowers, climbing vines, and returning robins year after year. A built-in sprinkler system keeps the space effortlessly lush and green, while the charming rose garden out front adds instant curb appeal. Inside, the luxurious kitchen features soft-close cabinetry, Samsung stainless steel appliances, and generous counter space—perfect for everyday living and entertaining. The open-concept living and dining area is warm and welcoming, highlighted by a cozy electric fireplace framed in quartz. Custom wrought iron and wood railings add character and craftsmanship to the staircase. Upstairs, you’ll find two generously sized bedrooms, including a primary retreat with a two-piece ensuite, a large closet and mountain views. An open loft on this level offers a versatile space ideal for a home office, reading nook, or yoga area. The basement provides ample storage and convenient step-free access to the heated attached garage. Completing the picture are quiet neighbors on both sides and a safe, friendly complex where residents genuinely look out for one another—creating a peaceful, welcoming place to call home. Call today for your private viewing!