



**32, 5019 46 Avenue SW
Calgary, Alberta**

MLS # A2293736



\$474,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, See Remarks, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

First time offered on the market!! This well-cared for townhome is located in the desirable Glamorgan area, offering the perfect blend of comfort, convenience, and style. This 2-story home boasts a functional, spacious layout. Enjoy the warmth of natural light streaming through large windows. Wide patio doors off kitchen lead to a sizeable private, fenced backyard, ideal for pets and kids. Upstairs, a bonus room/loft creates the perfect retreat for movie nights or a home office. It can also easily be converted into a 3rd bedroom, if one so desires. The primary bedroom is generous in size and includes its own private 3-piece ensuite. Additional upgrades include air conditioning, updated baths and hot water tank. This end-unit location offers green space behind for extra privacy. For added convenience, the attached garage includes a driveway parking spot. All this in an unbeatable location, close to shopping, transit, and Stoney Trail, with downtown Calgary just 20 minutes away. Experience inner-city living without the noise! A true gem in one of Calgary's most sought-after communities. Located in a well-managed complex, this is one not to be missed!