



4407 46 Avenue SW
Calgary, Alberta

MLS # A2135050



\$669,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Tre		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Additional Refrigerator in basement

Welcome to 4407 46 Ave- nestled in the heart of Glamorgan. Steps away from Mount Royal University and inner city amenities, this 1400+ sqft bungalow with an ATTACHED HEATED DOUBLE GARAGE is sure to meet your every need. A huge standout of this home is the chef's kitchen- custom Italian tile backsplash, gas stove, storage galore and a view from your sink to the backyard makes this functional for families. The bright sunken dining room is an optimal space for entertaining- featuring a beaming skylight bringing in lots of natural sunshine and a connecting patio door making barbecuing-to-table an easy feat. Completing the main floor is a 4-piece bathroom, two sizeable bedrooms- one that walks out to the backyard deck, an office/den, and a vast and open living room that can accommodate grand concepts and large furniture. The fully finished basement is spacious and welcoming- complete with three bedrooms, a 3-piece bathroom, a living room and functional laundry. The south facing backyard is private and low maintenance- fully fenced with a patio area for fires and entertaining! This home is extremely efficient as it is heated by an in-floor heating system that includes the garage. Upgrades include a brand new boiler with new piping, controls, and a 50 gallon indirect hot water tank, newer windows, shingles and skylights too. The central location of this property is unbeatable- close proximity to downtown, the Grey Eagle Event Centre, Signal Hill Shopping centre, schools, parks and the famous Glamorgan Bakery! A well-maintained home in a prime location- a solid family home or incredible investment opportunity minutes from the University- book your showing today.