

**19, 5019 46 Avenue SW
Calgary, Alberta**

MLS # A2263170



\$489,000

Division:	Glamorgan		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Curtain Rods, Electric Fireplace and shelf above it in living room, TV mount in living room, coffee bar in kitchen, Shelves in living room room, glass shelf in powder room, shelves in guest room, toilet paper shelf in ensuite, wall mounted shelf in ensuite, tall storage cabinet in ensuite, all window coverings

Welcome to this beautifully updated end-unit townhome in desirable Glamorgan, offering the perfect blend of comfort, convenience, and style. This home boasts a functional, spacious layout ideal for modern living. Located in a highly desirable, well-managed complex, this is one not to be missed! The renovated kitchen is a true highlight, complete with stainless steel appliances, a gas stove, and granite countertops, perfect for cooking and entertaining. Enjoy the warmth of hardwood flooring throughout the living and dining areas, and natural light streaming through large windows. Upstairs, a BONUS ROOM with a cozy wood-burning fireplace creates the perfect retreat for movie nights or a home office. The primary bedroom is exceptionally spacious and includes its own private 2-piece ensuite. Additional upgrades include air conditioning, a newer hot water tank, and newer upper-floor carpet. Outside, you'll love the fenced, private backyard, ideal for pets and kids! This end-unit location offers green space beside 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.