70, 5019 46 Avenue SW
Calgary, Alberta

MLS # A2212086

$509,900

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

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Hardwood	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	$ 391
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this lovely, bright, renovated townhouse in Glamorgan, one of the best-established neighbourhoods on the west side! And "Westedge", a very well managed and maintained complex is perfectly situated. Siding Glamorgan Park, minutes to Mount Royal University, transit and all the amenities that West Hill Shopping Centre offers. This sunny, west facing home is in an excellent, quiet, cul de sac location with all new flooring - quality carpet and underlay, engineered hardwood. newer appliances, windows and sliding patio doors, a single detached garage and fenced yard, ample visitor parking at your door - this townhouse is spotless and move in ready - A must to view!