

# \$475,000 - 19, 5019 46 Avenue Sw, Calgary

MLS® #A2263170

**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

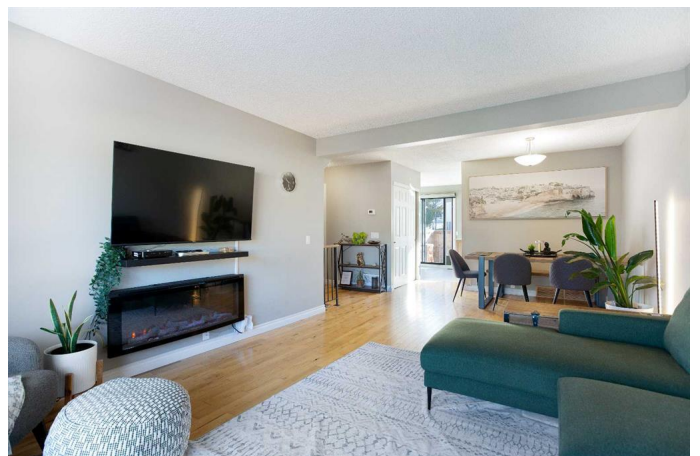
Glamorgan, Calgary, Alberta

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.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263170      |
| Price          | \$475,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,369         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 19, 5019 46 Avenue Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 6R1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                |

|                 |              |
|-----------------|--------------|
| Cooling         | Central Air  |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Has Basement    | Yes          |
| Basement        | Partial      |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Back Yard               |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | M-CG d44           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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