

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

**MLS # A2293736**



**\$474,900**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 401

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**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!