



GRASSROOTS
REALTY GROUP

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502, 4550 47 Street SW
Calgary, Alberta

MLS # A2319150



\$300,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Paint and misc items under the stairs in basement.

Nestled in the heart of highly sought-after Glamorgan, this exceptionally well-maintained townhome offers over 1,200 sq. ft. of living space and an unbeatable combination of comfort, value, and location. This move-in-ready home showcases true pride of ownership throughout. The bright and spacious main floor features a large living room anchored by a cozy wood-burning fireplace, creating the perfect setting for relaxing or entertaining. The functional kitchen offers ample cabinetry and workspace, while the adjacent dining area provides seamless access to the private fenced yard and patio, ideal for summer BBQs, outdoor dining, or simply enjoying your own outdoor retreat. Well-appointed bedrooms are thoughtfully positioned throughout the home, offering flexibility for growing families, guests, or a home office. The partially developed basement adds valuable potential of living space with a spacious recreation room, perfect for movie nights, a home gym, playroom, or workspace as well as a den located in the basement. One of the standout features is the convenience of two dedicated parking stalls located directly outside the unit, providing easy everyday access and plenty of room for multiple vehicles. Pet lovers will also appreciate the pet-friendly complex. Surrounded by mature trees, beautifully maintained grounds and partial mountain views, this home is ideally located just minutes from Mount Royal University, schools, parks, shopping, public transit, and major roadways, offering a quick commute to downtown. A rare opportunity to own an exceptionally cared-for 3 bedroom + den home in one of Calgary's most established and desirable communities. Book your private showing today!