



25, 5019 46 Avenue SW  
Calgary, Alberta

MLS # A2322036



**\$480,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks		

**Inclusions:** Two dressers in Primary Bedroom Closet

This 3-bedroom townhouse with 1.5 baths and a single car attached garage has many upgrades and renos. The main level features a spacious kitchen with grey cabinets and newer backsplash/counters, flooring and newer stainless-steel appliances. The separate dining area and good-sized living room feature hardwood flooring. Patio doors from the living room open to a private treed back yard. The renovated 2-piece bathroom with modern cabinets and tile flooring completes the main level. Upstairs is a small vestibule perfect for a computer area plus 3 bedrooms. The large primary bedroom boasts two closets and lots of room for a king-sized bed. This level offers two more bedrooms and a renovated 4-piece bathroom and newer vinyl plank flooring throughout. Many rooms freshly painted and others were painted within the last 3 years plus updated millwork & interior doors. The basement utility room has additional storage and a newer sink plus newer washer & dryer. The single car garage was converted to a music/flex room but can still function as a garage and has additional shelving for storage. This is a well-run complex with Hardie board siding, newer fencing and plenty of visitor parking. Great access to Sarcee, Glenmore and Stoney Trails and a quick drive to the mountains. Close to great schools, lots of amenities including popular Primal Grounds Cafe; & lots of shopping within minutes! Call your favorite Realtor to view today!