



GRASSROOTS
REALTY GROUP

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9, 5019 46 Avenue SW
Calgary, Alberta

MLS # A2348798



\$524,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Sin		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, French Door, Granite Counters, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 395

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: 1 garage door remote,

The driveways in the complex are brand new, freshly paved in October 2026! A rare find in the sought after Westedge complex, this fully renovated 3 bedroom, 1.5 bathroom townhouse delivers over 1,400 sq. ft. of stylish, functional living in the heart of Glamorgan, complete with a private, fully fenced yard and an attached garage. Professionally renovated in 2024, the home has a clean, modern aesthetic with a sophisticated neutral palette, luxury vinyl plank flooring throughout, matte black hardware, updated lighting and electrical outlets, and custom bedroom closet storage by California Closets. The bright kitchen features granite countertops, stainless steel appliances and an oversized picture window with west exposure, while the open-concept living and dining area is made for entertaining, with floor-to-ceiling windows, incredible natural light and a sliding patio door (2026) that connects the interior directly to the private yard—perfect for summer entertaining with friends or an easy outdoor space for your dog. A freshly updated powder room completes the main floor, while black wrought iron railings lead upstairs to a renovated 4-piece bathroom with tiled walls and a soaker tub, 2 generously sized bedrooms and a west-facing primary retreat with double French doors and plenty of closet space. Downstairs, the flexible lower level gives you room to make the home work for your lifestyle—think home gym, office or theatre room—along with a dedicated laundry room, storage and direct interior access to the oversized single attached garage. There’s additional storage in the garage plus a private driveway for a second vehicle. A high-efficiency furnace and most windows were replaced with low-maintenance vinyl windows in 2026 to add to the extensive list of upgrades. West Edge is a pet-friendly, well-managed complex with updated composite siding, newer pressure

treated fencing and plenty of visitor parking, offering the kind of low-maintenance, move-in ready lifestyle that leaves more time to actually enjoy where you live. Set among the mature trees and quiet streets of Glamorgan, you're close to parks, shopping, transit and Mount Royal University, with an easy commute downtown and quick access to Stoney Trail, Sarcee Trail and Glenmore Trail. And when the city isn't the plan, you're perfectly positioned to head west for a weekend in the mountains. Fully renovated, design-forward and genuinely functional, with private outdoor space, an attached garage and an established inner-city-adjacent location, this is a home that feels as good as it looks.