

# \$620,000 - 4006 46 Street Sw, Calgary

MLS® #A2206193

**\$620,000**

4 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

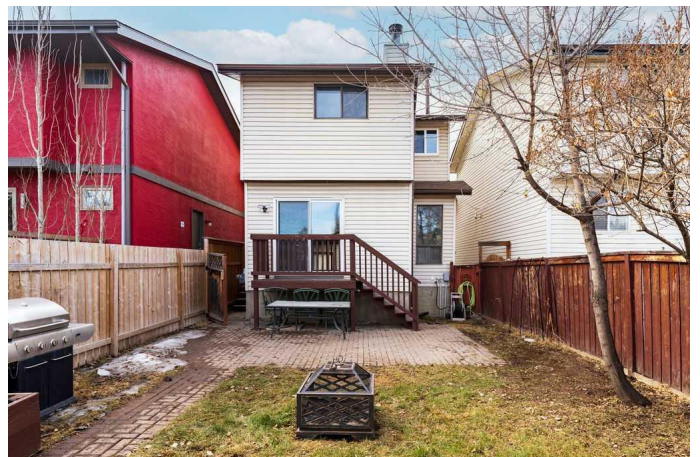
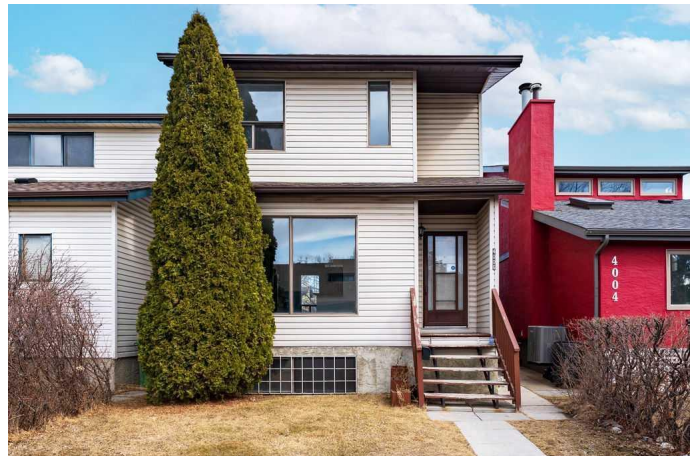
Discover an incredible opportunity to own an updated home in the desirable community of Glamorgan with a **SEPARATE SIDE ENTRANCE!** Nestled on a quiet cul-de-sac. The main floor boasts a large breakfast nook with oversized windows and open to your updated kitchen with tile flooring, new cabinetry, backsplash, countertops and appliances. Make your way past the 2 piece powder room and find a large and inviting family/living room that has patio doors to your backyard & wood burning fireplace with log lighter! Upstairs, three bedrooms provide comfortable living, including a generously sized primary suite with an attractive layout and large walk-in closet. A fully developed basement offers additional living space with a fourth bedroom, large flex area, and a 3-piece bathroom. Conveniently located private side entrance with ability to legally suite the basement (with city approval). A double detached garage adds convenience, while the prime location is just steps from public transit and a short walk to major shopping amenities. Whether you're a first-time buyer, a couple, or a growing family, this home is a fantastic opportunity to enter the market in a sought-after neighbourhood.

Built in 1981

## Essential Information

MLS® #

A2206193



|                |             |
|----------------|-------------|
| Price          | \$620,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,401       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4006 46 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 6P3           |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas Log                                                                                                         |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

**Exterior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Entrance, Private Yard                                                               |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Treed, Few Trees, Interior Lot |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 48               |
| Zoning         | R-CG             |

**Listing Details**

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

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