

\$475,000 - 19, 5019 46 Avenue Sw, Calgary

MLS® #A2263170

\$475,000

2 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

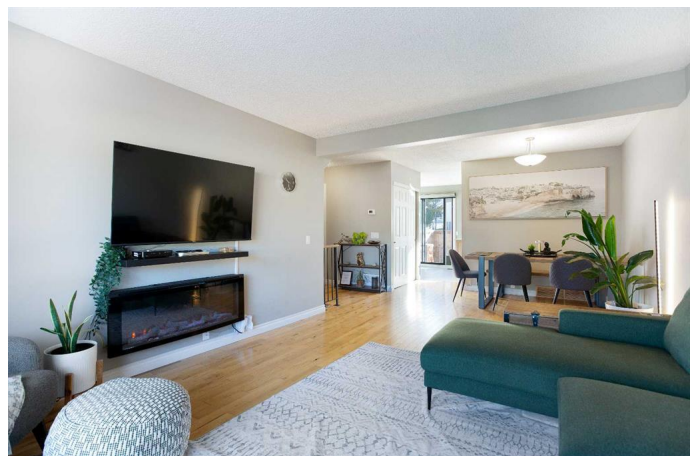
OPEN HOUSE SATURDAY NOV 1. 2-5 PM.

Welcome to this beautifully updated end-unit townhome in desirable Glamorgan, offering the perfect blend of comfort, convenience, and style. This home boasts a functional, spacious layout ideal for modern living. Located in a highly desirable, well-managed complex, this is one not to be missed!

The renovated kitchen is a true highlight, complete with stainless steel appliances, a gas stove, and granite countertops, perfect for cooking and entertaining. Enjoy the warmth of hardwood flooring throughout the living and dining areas, and natural light streaming through large windows. Upstairs, a BONUS ROOM with a cozy wood-burning fireplace creates the perfect retreat for movie nights or a home office. The primary bedroom is exceptionally spacious and includes its own private 2-piece ensuite.

Additional upgrades include air conditioning, a newer hot water tank, and newer upper-floor carpet. Outside, you'll love the fenced, private backyard, ideal for pets and kids! This end-unit location offers green space beside 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.

Built in 1979

Essential Information

MLS® #	A2263170
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,369
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19, 5019 46 Avenue Sw
Community	Glamorgan
Condo	West Edge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	13
Zoning	M-CG d44

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.