

\$750,000 - 4004 46 Street Sw, Calgary

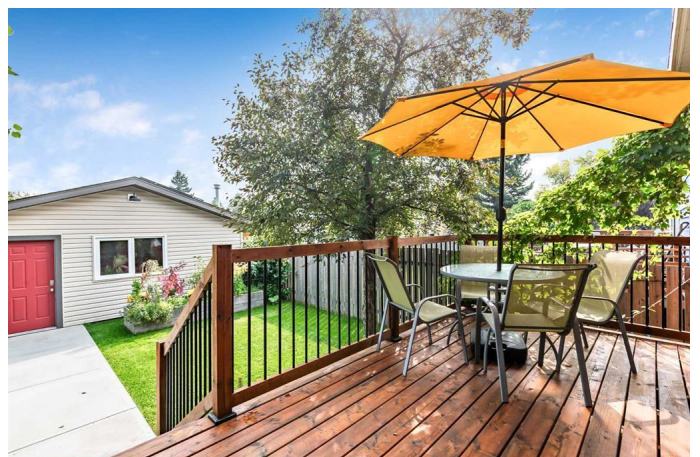
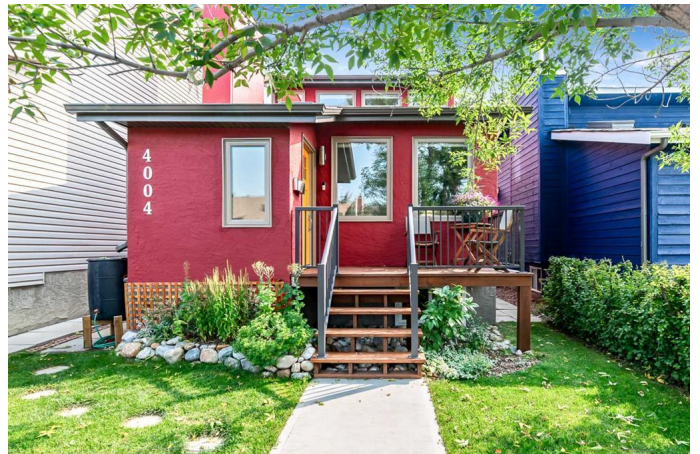
MLS® #A2255468

\$750,000

3 Bedroom, 3.00 Bathroom, 1,186 sqft
Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

Come and enjoy this Move-in-Ready... Beaming with natural light, 1186 (above grade) sq. ft. 2 storey home in Glamorgan features a one bedroom basement suite (illegal), major upgrades between 2019 and 2023, some of these include new roof (2019), gutters, fascia, windows & exterior doors, new kitchen & appliances, bathrooms, bedroom closets, laminate flooring and carpet, pot lights throughout, solid interior doors, casings, baseboards, hardware, freshly painted inside and out! I forgot to mention... heat pump, new furnace, hot water tank and 200amp electrical panel! The 7.7kW solar array & heat pump keeps utility costs and your carbon footprint low (average utility bills of just \$185/month!!), even while enjoying the comfort of the heat pump AC (Inquire for more details!). Great curb appeal greets visitors with a beautiful first impression on the cozy front deck, shaded by the front yard tree. Inside you are welcomed by a handy entrance that leads you to a comfortable living room with a vaulted ceiling and wood-burning fireplace. The bright, modern kitchen offers lots of counter space, cupboard storage, and spotless appliances. The roomy dining area leads to a quaint deck & the private back yard. A generously proportioned concrete path takes you to the double detached garage which is insulated, heated and drywalled, with an epoxy floor & bright pot lights. The upper level has a new bathroom, two bedrooms with space-efficient closets giving a boost of colour. The lower



level features a separate entrance, large windows, 2nd kitchen and living room, a 3rd bedroom, and a 4 pc bath, plenty of storage plus a separate laundry! Offset your mortgage by renting the lower level or enjoy the additional space as a larger family home. All of this within walking distance public transit, shopping, schools, cafes, off leash area, parks, close proximity to North Glenmore Park / Reservoir, Mount Royal University and quick access to Stoney Trail!

Built in 1981

Essential Information

MLS® #	A2255468
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4004 46 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P3

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Skylight(s), Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas, Heat Pump

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Living Room, Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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