

\$635,000 - 4006 46 Street Sw, Calgary

MLS® #A2206193

\$635,000

4 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

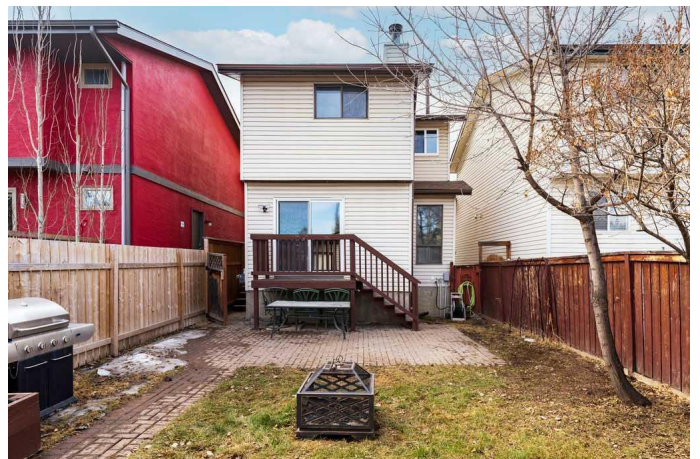
Discover an incredible opportunity to own an updated home in the desirable community of Glamorgan with a **SEPARATE SIDE ENTRANCE!** Nestled on a quiet cul-de-sac. The main floor boasts a large breakfast nook with oversized windows and open to your updated kitchen with tile flooring, new cabinetry, backsplash, 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 | \$635,000 |
| 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, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Level, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 41 |
| Zoning | R-CG |

Listing Details

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

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