

# \$650,000 - 4006 46 Street Sw, Calgary

MLS® #A2206193

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,401 sqft  
Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

\*OPEN HOUSE SATURDAY MARCH 29 FROM 1-3PM\* 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	\$650,000
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

Date Listed March 27th, 2025

Days on Market 6

Zoning R-CG

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.