



5019 46 Avenue Calgary Alberta

\$449,900

West Edge in Glamorgan! Beautiful 2 storey townhouse with a single garage, a developed walk-out basement and a private fenced yard. Quiet location in Glamorgan with quick access to Mount Royal University, great schools, parks, public transit and shopping. Unique floor plan is flooded with light and features a large front entry with garage access, a few steps down to a large family room that walks out to the yard, main level features a large great room with laminate floors and a balcony, kitchen with dining area, 2 piece bath and convenient laundry room. Upper level features an open loft area with mountain views, a huge owner's suite with direct access to the main bath and lots of closet space, and a large second bedroom. Many recent upgrades like Torly laminate floors, renovated main bath with Italian ceramic tiles, lighting, interior paint, Toto low flow toilets and updated Marvin windows. Room for 2 cars with an attached single garage and driveway. Lots of storage in the garage, furnace room and unique 9 x 7 ft storage area between the 1st and 2nd floors. West facing yard is a gardeners dream with beautiful perennial gardens and raised beds. West Edge is a well managed pet friendly townhouse complex with reasonable fees that include water and sewer and a healthy \$374,000 reserve fund. A great buy in a desirable community with quick road access to Glenmore Trail, Stoney Trail and Sarcee Trail! (id:6769)

Family room 19.08 Ft x 12.00 Ft
Other 6.75 Ft x 9.67 Ft
Living room 15.58 Ft x 10.25 Ft
Kitchen 8.50 Ft x 8.42 Ft
Dining room 8.50 Ft x 7.25 Ft
2pc Bathroom 6.08 Ft x 5.50 Ft

Laundry room 6.08 Ft x 5.50 Ft
Primary Bedroom 19.17 Ft x 14.50 Ft
Bedroom 13.00 Ft x 10.00 Ft
Bonus Room 17.00 Ft x 8.92 Ft
4pc Bathroom 8.50 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.scottmerchant.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca