

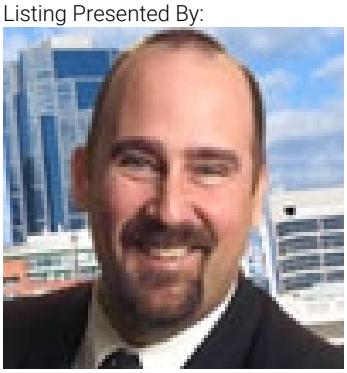
4008 46 Street Calgary Alberta

$594,900

Welcome to this well-maintained 2-storey home in the established southwest Calgary community of Glamorgan. Offering 1,321 sq. ft. above grade, this inviting home features 3 bedrooms upstairs, a 4-piece bathroom, a partially finished basement with a fourth bedroom, plus a double detached garage. Located on a quiet street, this home offers a comfortable setting with quick access in and out of the community and convenient connections to major roadways.The main floor offers a functional and comfortable layout with a spacious living room featuring a wood-burning fireplace, creating a warm and inviting atmosphere. The kitchen is conveniently situated alongside the dining area, creating a comfortable space for everyday meals and entertaining. One of the standout features of the home is the natural morning light that fills the kitchen, creating a bright and welcoming space to start the day. Patio doors off the dining area provide direct access to the backyard deck.Upstairs, you'll find three bedrooms and a 4-piece bathroom, providing a practical layout for families. The partially finished basement adds valuable additional space with a fourth bedroom, generous storage and room to further develop according to your needs.The backyard provides a great outdoor setting with a deck, patio and stairs, while the double detached garage offers secure parking and additional storage.This home has been cared for and updated over the years, including a new refrigerator in 2024, water tank in 2021, new roof asphalt singles in 2021, washer in 2014 and furnace in 2011. The upstairs bathroom received a substantial renovation in 2008, including new drywall, lighting, plumbing fixtures, tile and paint. Other exterior improvements include fencing, a backyard deck and patio, stairs and front deck.Glamorgan is a mature and sought-after southwest Calgary community known for its convenient location...

Bedroom 10.83 Ft x 8.50 Ft
Storage Measurements not available
Furnace 8.50 Ft x 8.50 Ft
Family room 17.00 Ft x 11.42 Ft
Other 5.17 Ft x 4.00 Ft
Living room 18.33 Ft x 14.08 Ft
Other 12.08 Ft x 9.50 Ft
2pc Bathroom 6.17 Ft x 4.25 Ft
Laundry room 6.08 Ft x 2.67 Ft
Primary Bedroom 16.00 Ft x 12.08 Ft
Bedroom 9.42 Ft x 9.33 Ft
Bedroom 9.33 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

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Kitchen 11.50 Ft x 8.92 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft