

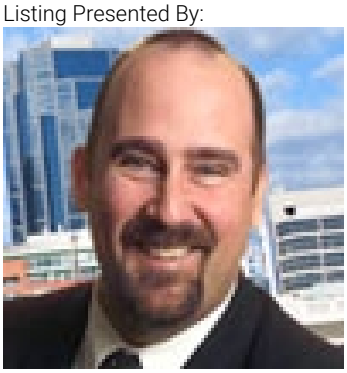
5019 46 Avenue Calgary Alberta

$514,900

The driveways in the complex are brand new, freshly paved in October 2026! A rare find in the sought after Westedge complex, this fully renovated 3 bedroom, 1.5 bathroom townhouse delivers over 1,400 sq. ft. of stylish, functional living in the heart of Glamorgan, complete with a private, fully fenced yard and an attached garage. Professionally renovated in 2024, the home has a clean, modern aesthetic with a sophisticated neutral palette, luxury vinyl plank flooring throughout, matte black hardware, updated lighting and electrical outlets, and custom bedroom closet storage by California Closets. The bright kitchen features granite countertops, stainless steel appliances and an oversized picture window with west exposure, while the open-concept living and dining area is made for entertaining, with floor-to-ceiling windows, incredible natural light and a sliding patio door (2026) that connects the interior directly to the private yard--perfect for summer entertaining with friends or an easy outdoor space for your dog. A freshly updated powder room completes the main floor, while black wrought iron railings lead upstairs to a renovated 4-piece bathroom with tiled walls and a soaker tub, 2 generously sized bedrooms and a west-facing primary retreat with double French doors and plenty of closet space. Downstairs, the flexible lower level gives you room to make the home work for your lifestyle--think home gym, office or theatre room--along with a dedicated laundry room, storage and direct interior access to the oversized single attached garage. There's additional storage in the garage plus a private driveway for a second vehicle. A high-efficiency furnace and most windows were replaced with low-maintenance vinyl windows in 2026 to add to the extensive list of upgrades. West Edge is a pet-friendly, well-managed complex with updated composite siding, newer pressure treated...

4pc Bathroom 6.92 Ft x 7.50 Ft
Bedroom 8.67 Ft x 13.50 Ft
Bedroom 10.33 Ft x 11.58 Ft
Primary Bedroom 12.08 Ft x 17.17 Ft
Recreational, Games room 12.00 Ft x 11.33 Ft
Laundry room 6.83 Ft x 11.67 Ft
2pc Bathroom 5.33 Ft x 4.67 Ft
Dining room 13.67 Ft x 8.92 Ft
Kitchen 12.00 Ft x 11.67 Ft
Living room 19.33 Ft x 12.00 Ft
Foyer 6.92 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
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