

\$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

OPEN HOUSE SATURDAY APRIL 12 FROM 12-2PM & APRIL 13 SUNDAY FROM 2-4PM
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), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Natural Woodwork
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 16

Zoning R-CG

Listing Details

Listing Office Real Broker

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