\$489,000 - 19, 5019 46 Avenue Sw, Calgary

MLS® #A2263170

\$489,000

2 Bedroom, 3.00 Bathroom, 1,369 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY 3-5 AND SUNDAY 11-1!! Welcome to this beautifully updated end-unit townhome in desirable Glamorgan, offering the perfect blend of comfort, convenience, and style. This home boasts a functional, spacious layout ideal for modern living. Located in a highly desirable, well-managed complex, this is one not to be missed!

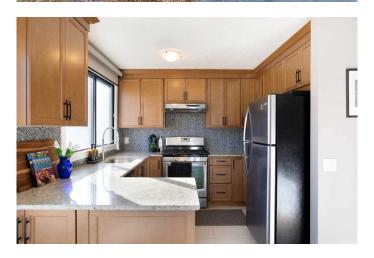
The renovated kitchen is a true highlight, complete with stainless steel appliances, a gas stove, and granite countertops, perfect for cooking and entertaining. Enjoy the warmth of hardwood flooring throughout the living and dining areas, and natural light streaming through large windows. Upstairs, a BONUS ROOM with a cozy wood-burning fireplace creates the perfect retreat for movie nights or a home office. The primary bedroom is exceptionally spacious and includes its own private 2-piece ensuite.

Additional upgrades include air conditioning, a newer hot water tank, and newer upper-floor carpet. Outside, you'II love the fenced, private backyard, ideal for pets and kids! This end-unit location offers green space beside for extra privacy. For added convenience, the attached garage includes a driveway parking spot.

All this in an unbeatable location, close to shopping, transit, and Stoney Trail, with







downtown Calgary just 20 minutes away. Experience inner-city living without the noise! A true gem in one of Calgary's most sought-after communities.

Built in 1979

Essential Information

MLS® # A2263170 Price \$489,000

Bedrooms 2
Bathrooms 3.00
Full Baths 1

Half Baths 2

Square Footage 1,369
Acres 0.00
Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 19, 5019 46 Avenue Sw

Subdivision Glamorgan
City Calgary
County Calgary
Province Alberta
Postal Code T3E 6R1

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Unfinished, Partial

Exterior

Exterior Features Private Yard
Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning M-CG d44

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.