

# \$620,000 - 4006 46 Street Sw, Calgary

MLS® #A2206193

**\$620,000**

4 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

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	\$620,000
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), Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
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, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Treed, Few Trees, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	47
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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