

# \$750,000 - 4004 46 Street Sw, Calgary

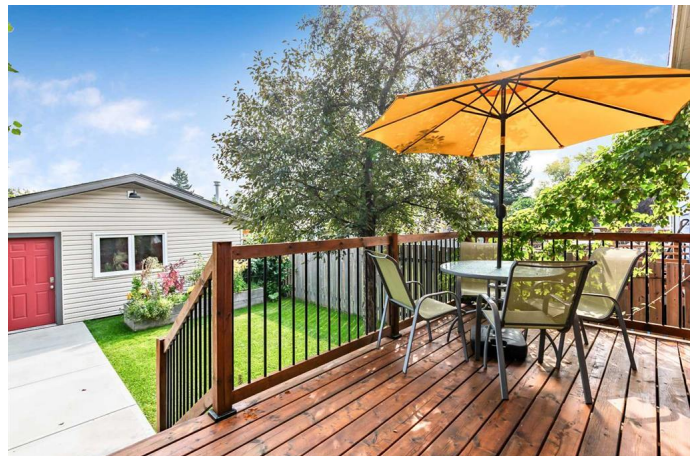
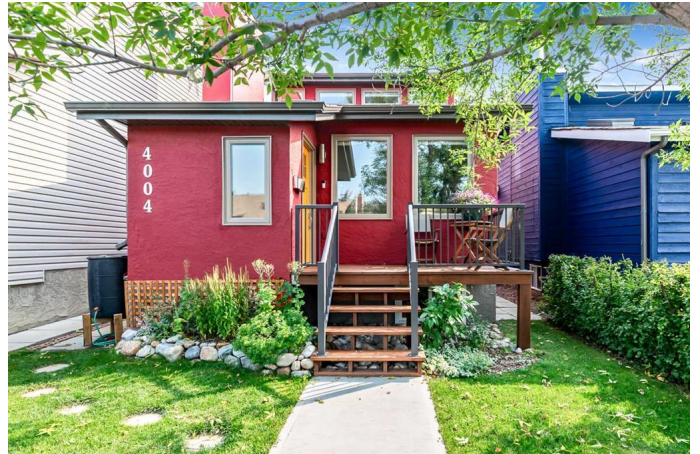
MLS® #A2255468

## \$750,000

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 20th., 2:00-4:00.... Come and enjoy this Move-in-Ready... Beaming with natural light, 1186 (above grade) sq. ft. 2 storey home in Glamorgan features an (illegal) basement suite, major upgrades between 2019 and 2023, some of these include new roof (2019), gutters, fascia, windows & exterior doors, new kitchen & appliances, bathrooms, bedroom closets, laminate flooring and carpet, pot lights throughout, solid interior doors, casings, baseboards, hardware, freshly painted inside and out! I forgot to mention... heat pump, new furnace, hot water tank and 200amp electrical panel! The 7.7kW solar array keeps utility costs and your carbon footprint low, even while enjoying the comfort of the heat pump AC. Great curb appeal greets visitors with a beautiful first impression on the cozy front deck, shaded by the front yard tree. Inside you are welcomed by a handy entrance that leads you to a comfortable living room with a vaulted ceiling and wood-burning fireplace. The bright, modern kitchen offers lots of counter space, cupboard storage, and spotless appliances. The roomy dining area leads to a quaint deck & the private back yard. A generously proportioned concrete path takes you to the double detached garage which is insulated, heated and drywalled, with an epoxy floor & bright pot lights. The upper level has a new bathroom, two bedrooms with space-efficient closets giving a boost of colour. The lower level features a separate entrance, large



windows, 2nd kitchen and living room, a 3rd bedroom, and a 4 pc bath, plenty of storage plus a separate laundry! Offset your mortgage by renting the lower level as a completely private illegal suite or enjoy the additional space as a larger family home. All of this within walking distance public transit, shopping, schools, cafes, off leash area, parks, close proximity to North Glenmore Park / Reservoir, Mount Royal University and quick access to Stoney Trail!

Built in 1981

### Essential Information

MLS® #	A2255468
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4004 46 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P3

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Skylight(s), Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas, Heat Pump

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2025

Zoning R-CG

### Listing Details

Listing Office Royal LePage Solutions

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