

# \$509,900 - 70, 5019 46 Avenue Sw, Calgary

MLS® #A2212086

**\$509,900**

2 Bedroom, 2.00 Bathroom, 1,369 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to this lovely, bright, renovated townhouse in Glamorgan, one of the best-established neighbourhoods on the west side! And "Westedge", a very well managed and maintained complex is perfectly situated siding Glamorgan Park, minutes to Mount Royal University, transit and all the amenities that West Hill Shopping Centre offers. This sunny, west facing home is in an excellent, quiet, cul de sac location with all new flooring - quality carpet and underlay, engineered hardwood. newer appliances, windows and sliding patio doors, a single detached garage and fenced yard, ample visitor parking at your door - this townhouse is spotless and move in ready - A must to view!

Built in 1979

## Essential Information

MLS® #	A2212086
Price	\$509,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,369
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse



Style 2 Storey  
Status Active

### Community Information

Address 70, 5019 46 Avenue Sw  
Subdivision Glamorgan  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3E 6R1

### Amenities

Amenities None, Park, Playground, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Cul-De-Sac  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 17th, 2025  
Days on Market 13  
Zoning M-CG

### Listing Details

Listing Office TREC The Real Estate Company

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