



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4407 46 Avenue, Calgary T3E 1H8**

MLS® #: **A2126296**

Area: **Glamorgan**

Listing Date: **04/25/24**

List Price: **\$724,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**  
Lot Information  
Lot Sz Ar: **5,199 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,410**  
Low Sqft:  
Ttl Sqft: **1,410**

DOM

**24**  
Layout  
Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Private**  
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 15`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`5" x 21`6"</b>
<b>Office</b>	<b>Main</b>	<b>7`10" x 11`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 11`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 11`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`2" x 13`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`7" x 10`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`9" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 11`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 10`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`3" x 3`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2642HQ**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE TUESDAY MAY 14 4:00pm-6:00pm\*\*\* Welcome to 4407 46 Ave- nestled in the heart of Glamorgan. Steps away from Mount Royal University and inner city amenities, this 1400+ sqft bungalow with an ATTACHED HEATED DOUBLE GARAGE is sure to meet your every need. A huge standout of this home is the chef's kitchen- custom Italian tile backsplash, gas stove, storage galore and a view from your sink to the backyard makes this functional for families. The bright sunken dining room is an optimal space for entertaining- featuring a beaming skylight bringing in lots of natural sunshine and a connecting patio door making barbecuing-to-table an easy feat. Completing the main floor is a 4-piece bathroom, two sizeable bedrooms- one that walks out to the backyard deck, an office/den, and a vast and open living room that can accommodate grand concepts and large furniture. The fully finished basement is spacious and welcoming- complete with three bedrooms, a 3-piece bathroom, a living room and functional laundry. The south facing backyard is private and low maintenance- fully fenced with a patio area for fires and entertaining! This home is extremely efficient as it is heated by an in-floor heating system that includes the garage. Upgrades include a brand new boiler with new piping, controls, and a 50 gallon indirect hot water tank, newer windows, shingles and skylights too. The central location of this property is unbeatable- close proximity to downtown, the Grey Eagle Event Centre, Signal Hill Shopping centre, schools, parks and the famous Glamorgan Bakery! A well-maintained home in a prime location- a solid family home or incredible investment opportunity minutes from the University- book your showing today.**

Inclusions: **Additional Refrigerator in basement**  
Property Listed By: **Royal LePage Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















