



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5019 46 Avenue #9, Calgary T3E 6R1**

MLS®#: **A2154520**      Area: **Glamorgan**      Listing Date: **08/02/24**      List Price: **\$449,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,373**  
 Low Sqft:  
 Ttl Sqft: **1,373**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard, No Neighbours Behind**  
 Park Feat: **Driveway, Front Drive, Garage Door Opener, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board, Stucco, Wood Frame**  
 Flooring: **Carpet, Laminate, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Laminate Counters, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`7" x 8`3"	Living Room	Main	19`3" x 11`11"
Den	Basement	11`11" x 11`2"	Kitchen	Main	11`11" x 11`7"
Bedroom - Primary	Upper	17`0" x 11`11"	Bedroom	Upper	13`4" x 8`6"
Bedroom	Upper	11`4" x 10`4"	2pc Bathroom	Main	4`11" x 4`8"
4pc Bathroom	Upper	7`5" x 6`10"			

Legal/Tax/Financial

Condo Fee:  
**\$383**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **7911398**

Remarks

Pub Rmks: **PRICE REDUCTION! Welcome to this 3-BEDROOM TOWNHOUSE in Glamorgan with a SINGLE ATTACHED GARAGE PLUS EXTRA PARKING ON THE DRIVEWAY and ample street parking for any guests visiting! The main floor has an OPEN-CONCEPT layout with LAMINATE FLOORING THROUGHOUT the spacious living room and dining room areas. The living room has a sliding patio door that leads to the East-facing FULLY-FENCED BACKYARD. At the back of the fence is a green space that leads to more visitor parking stalls. The west-facing kitchen has STAINLESS STEEL APPLIANCES and a movable kitchen island for extra storage and food-prepping counter space. The powder room/half bathroom completes the main floor level. Heading upstairs, you will find 3 bedrooms including a LARGE MASTER BEDROOM with DOUBLE MIRROR SLIDING CLOSET DOORS and a MOUNTAIN VIEW, an open linen closet in the hallway, and a full bathroom. The basement has an office/den, laundry area with a wash sink, and utility area with HIGH-EFFICIENCY FURNACE and Power Humidifier. West Edge is a well-managed pet-friendly townhouse complex with reasonable fees that include water and sewer. Conveniently situated in Glamorgan near bus transit, parks and playgrounds, Westhills Shopping Centre, Mount Royal University, and with quick road access to Glenmore Trail, Sarcee Trail, and Stoney Trail. Come and see to appreciate!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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











