

4006 46 Street, Calgary T3E 6P3

MLS®#: **A2206193** Area: **Glamorgan** Listing Date: **03/27/25** List Price: **\$635,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **2,927 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,401**  
 Low Sqft:  
 Ttl Sqft: **1,401**

DOM

**27**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Front Yard,Garden,Interior Lot,Landscaped,Level,Rectangular Lot,Treed**

Park Feat:

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`4" x 10`11"	Kitchen	Main	7`10" x 11`7"
Dining Room	Main	7`7" x 10`9"	Living Room	Main	10`10" x 12`8"
Bedroom - Primary	Upper	18`4" x 10`0"	Bedroom	Upper	11`0" x 10`0"
Bedroom	Upper	7`11" x 9`5"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	12`1" x 10`2"	Game Room	Basement	17`2" x 10`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910268**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









