

# \$734,000 - 4004 46 Street Sw, Calgary

MLS® #A2255468

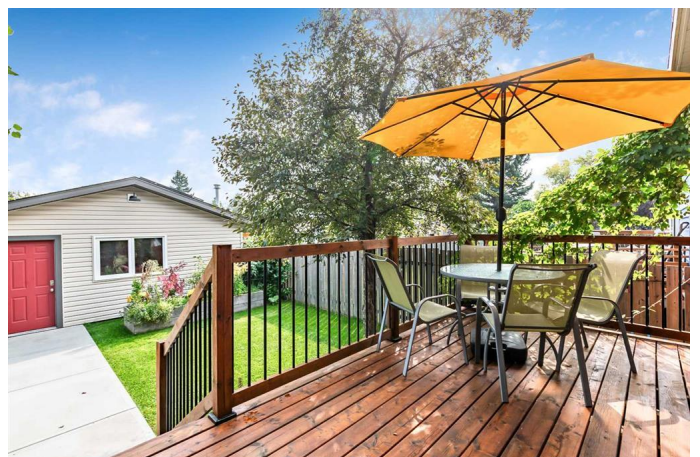
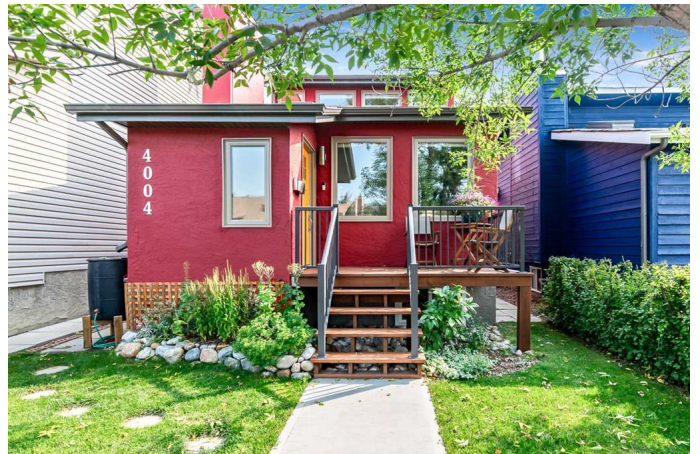
**\$734,000**

3 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

Come and enjoy this Move-in-Ready Home... Beaming with natural light, this 2 storey home in Glamorgan features a one bedroom basement suite (illegal) and major upgrades between 2019 and 2023. 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 & heat pump keeps utility costs and your carbon footprint low with overall average utility bills of just \$185/month, including AC! This home's cost of ownership is truly remarkable (inquire for more info!). Put your energy savings into your mortgage and see the advantages! 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 livable deck space & 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 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          | \$734,000   |
| 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 | T3E 6P3           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Parking      | Double Garage Detached, Insulated, Alley Access, Garage Door Opener |
| # of Garages | 2                                                                   |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Storage, Skylight(s)                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas, Heat Pump                                                                                                 |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Living Room, Wood Burning, Brick Facing, Mantle                                                                                    |
| 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, Street Lighting, Treed, Private |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 32                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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