



4004 46 Street SW, Calgary, Alberta - \$750,000



Main Photo

Property Description

OPEN HOUSE SATURDAY SEPTEMBER 20th., 2:00-4:00.... Come and enjoy this Move-in-Ready... Beaming with natural light, 1186 (above grade) sq. ft. 2 storey home in Glamorgan features an (illegal) basement suite, major upgrades between 2019 and 2023, some of these include 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 keeps utility costs and your carbon footprint low, even while enjoying the comfort of the heat pump AC. 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 a



quaint deck & the 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 as a completely private illegal suite 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!

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