4008 46 Street SW

Calgary | Active | MLS® A2338496

$594,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1981**	**1,321 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this well-maintained 2-storey home in the established southwest Calgary community of Glamorgan. Offering 1,321 sq. ft. above grade, this inviting home features 3 bedrooms upstairs, a 4-piece bathroom, a partially finished basement with a fourth bedroom, plus a double detached garage. Located on a quiet street, this home offers a comfortable setting with quick access in and out of the community and convenient connections to major roadways.

The main floor offers a functional and comfortable layout with a spacious living room featuring a wood-burning fireplace, creating a warm and inviting atmosphere. The kitchen is conveniently situated alongside the dining area, creating a comfortable space for everyday meals and entertaining. One of the standout features of the home is the natural morning light that fills the kitchen, creating a bright and welcoming space to start the day. Patio doors off the dining area provide direct access to the backyard deck.

Upstairs, you'll find three bedrooms and a 4-piece bathroom, providing a practical layout for families. The partially finished basement adds valuable additional space with a fourth bedroom, generous storage and room to further develop according to your needs.

The backyard provides a great outdoor setting with a deck, patio and stairs, while the double detached garage offers secure parking and additional storage.

This home has been cared for and updated over the years, including a new refrigerator in 2024, water tank in 2021, new roof asphalt singles in 2021, washer in 2014 and furnace in 2011. The upstairs bathroom received a substantial renovation in 2008, including new drywall, lighting, plumbing fixtures, tile and paint. Other exterior improvements include fencing, a backyard deck and patio, stairs and front deck.

Glamorgan is a mature and sought-after southwest Calgary community known for its convenient location, established streetscapes and easy access to parks, schools, shopping, restaurants and recreation. The community offers quick access in and out, with convenient connections to major roadways including Glenmore Trail, Sarcee Trail and Crowchild Trail, making commuting around Calgary convenient while downtown is only a short drive away.

A solid, well-maintained home offering four-bedroom potential, a double detached garage, great outdoor space, abundant natural light and plenty of storage in a fantastic southwest Calgary location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338496
Bedrooms	4
Bathrooms	2

Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,321 sq. ft.
Acreage:	No
Lot Area:	2,906 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7910268
Heating:	Standard, Floor Furnace, Forced Air
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Post & Beam, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mixed, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Bathroom, Main Level
City Quadrant:	Southwest
Community:	Glamorgan
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Entrance · 5'2" × 4' ·
Main Floor	Living Room · 18'4" × 14'1" ·
Main Floor	Kitchen · 11'6" × 8'11" ·
Main Floor	Dinette · 12'1" × 9'6" ·
Main Floor	Laundry · 6'1" × 2'8" ·

Upper Level	Bedroom - Primary · 16' × 12'1" ·
Upper Level	Bedroom · 9'5" × 9'4" ·
Upper Level	Bedroom · 9'4" × 8'9" ·
Basement	Bedroom · 10'10" × 8'6" ·
Basement	Storage · Measurements not available ·
Basement	Furnace/Utility Room · 8'6" × 8'6" ·
Basement	Family Room · 17' × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4008-46-street-sw-calgary-a2338496/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.