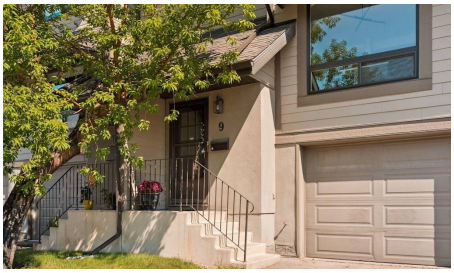
9 5019 46 Avenue SW

Calgary | Active | MLS® A2348798

$514,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1979**	**1,393 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

The driveways in the complex are brand new, freshly paved in October 2026! A rare find in the sought after Westedge complex, this fully renovated 3 bedroom, 1.5 bathroom townhouse delivers over 1,400 sq. ft. of stylish, functional living in the heart of Glamorgan, complete with a private, fully fenced yard and an attached garage. Professionally renovated in 2024, the home has a clean, modern aesthetic with a sophisticated neutral palette, luxury vinyl plank flooring throughout, matte black hardware, updated lighting and electrical outlets, and custom bedroom closet storage by California Closets. The bright kitchen features granite countertops, stainless steel appliances and an oversized picture window with west exposure, while the open-concept living and dining area is made for entertaining, with floor-to-ceiling windows, incredible natural light and a sliding patio door (2026) that connects the interior directly to the private yard-perfect for summer entertaining with friends or an easy outdoor space for your dog. A freshly updated powder room completes the main floor, while black wrought iron railings lead upstairs to a renovated 4-piece bathroom with tiled walls and a soaker tub, 2 generously sized bedrooms and a west-facing primary retreat with double French doors and plenty of closet space. Downstairs, the flexible lower level gives you room to make the home work for your lifestyle-think home gym, office or theatre room-along with a dedicated laundry room, storage and direct interior access to the oversized single attached garage. There’s additional storage in the garage plus a private driveway for a second vehicle. A high-efficiency furnace and most windows were replaced with low-maintenance vinyl windows in 2026 to add to the extensive list of upgrades. West Edge is a pet-friendly, well-managed complex with updated composite siding, newer pressure treated fencing and plenty of visitor parking, offering the kind of low-maintenance, move-in ready lifestyle that leaves more time to actually enjoy where you live. Set among the mature trees and quiet streets of Glamorgan, you’re close to parks, shopping, transit and Mount Royal University, with an easy commute downtown and quick access to Stoney Trail, Sarcee Trail and Glenmore Trail. And when the city isn’t the plan, you’re perfectly positioned to head west for a weekend in the mountains. Fully renovated, design-forward and genuinely functional, with private outdoor space, an attached garage and an established inner-city-adjacent location, this is a home that feels as good as it looks.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348798
Bedrooms	3
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,393 sq. ft.
Main Level Finished Area:	712 sq. ft.
Upper Level Finished Area:	681 sq. ft.
Below Grade Finished Area:	367 sq. ft.
Condo Fee:	$394.93
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	7
Year built:	1979 (Age: 47)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7911398
Heating:	High Efficiency, Forced Air, Natural Gas

Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	West Edge
Community:	Glamorgan
Amenities:	Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	1 garage door remote,
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes

Main Floor	Dining Room · 13'8" × 8'11" ·
Main Floor	Kitchen · 12' × 11'8" ·
Main Floor	Living Room · 19'4" × 12' ·
Main Floor	Foyer · 9'6" × 6'11" ·
2nd Floor	Bedroom · 13'6" × 8'8" ·
2nd Floor	Bedroom · 11'7" × 10'4" ·
2nd Floor	Bedroom - Primary · 17'2" × 12'1" ·
Basement	Game Room · 12' × 11'4" ·
Basement	Laundry · 11'8" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, French Door, Granite Counters, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d44
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-5019-46-avenue-sw-calgary-a2348798/

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