

# \$545,000 - 4107 46 Avenue Sw, Calgary

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MLS® #A2210077

**\$545,000**

1 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

**\*\*THIS IS A FORECLOSURE\*\*** and great development opportunity. The property has had recent fire damage + no access is allowed into the house. It is possible to walk the property but please book a showing to do so. Great development potential in this Glamorgan neighbourhood and offering excellent location. This property has not been listed for many years + offers a 50 X 100 foot lot with a South facing backyard.



Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210077    |
| Price          | \$545,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 999         |
| Acres          | 0.12        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4107 46 Avenue Sw |
| Subdivision | Glamorgan         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 1N5 |

### **Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 1    |
| Parking        | None |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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