

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

---

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	29
Zoning	R-CG

### **Listing Details**

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

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