

# \$499,900 - 4107 46 Avenue Sw, Calgary

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MLS® #A2210077

**\$499,900**

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	\$499,900
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 Yard, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	72
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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