

\$449,000 - 2023 46 Street Se, Calgary

MLS® #A2250937

\$449,000

3 Bedroom, 1.00 Bathroom, 935 sqft

Single Family on 0.14 Acres

Forest Lawn, Calgary, Alberta

OPEN HOUSE SATURDAY, OCT 11 FROM 11:00AM -1:00PM****This affordable bungalow is ideally situated close to all amenities, just minutes from the restaurants of 17th Avenue, Sobeys, and the C-Train. With easy access to Stoney Trail, Memorial Drive, and the number one highway, the location is both convenient and desirable. Nestled on a quiet tree-lined street, this home is a must to see. The main floor features a bright living and dining room combination that flows into a spacious kitchen with plenty of cabinets, generous counter space, and an L-shaped island that adds even more functionality. Laminate flooring runs throughout the main level, which has been freshly painted. The four-piece bathroom has seen some updates, and the original three-bedroom layout has been converted to two bedrooms, creating a large master bedroom with space for a sitting area. Solid pine doors add a warm touch to the upper level. The lower level is partially developed with an additional bedroom and a recreation room. An energy-efficient furnace and central air conditioning provide year-round comfort, and the shingles were replaced within the last five years. A separate back entrance offers the potential for a future illegal suite. The backyard is fully landscaped and fenced, with space for RV parking and a covered outdoor kitchen, perfect for entertaining. A single detached garage with an electric garage door opener. Don't miss this great investment opportunity. (id:6289)



Built in 1959

Essential Information

Listing #	A2250937
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Square Footage	935
Acres	0.14
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2023 46 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1K5

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Diamond Realty & Associates LTD.



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