

\$1,025,000 - 1604 46 Street Nw, Calgary

MLS® #A2259319

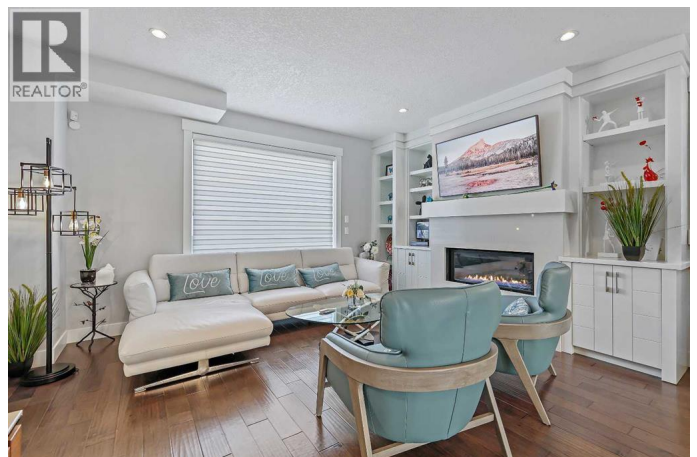
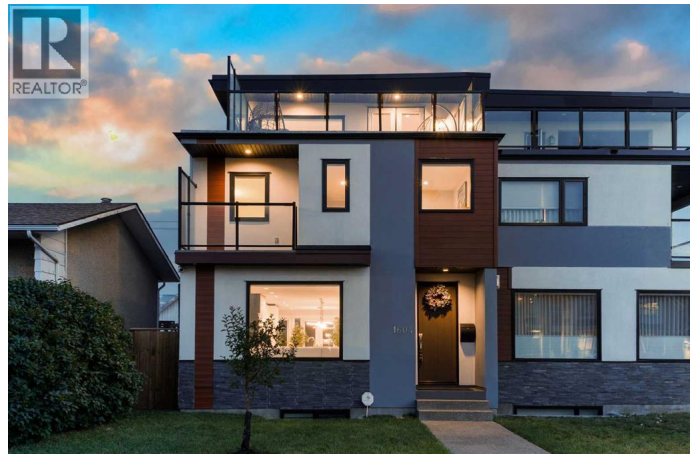
\$1,025,000

4 Bedroom, 5.00 Bathroom, 2,849 sqft

Single Family on 0.08 Acres

Montgomery, Calgary, Alberta

A rare opportunity in Montgomery â€” semi-detached home stands out with four fully finished levels, nearly 4000 sqft of developed living space, a private balcony, and a long list of premium upgrades. Steps from the Bow River pathway, Shouldice Park, Market Mall, and minutes to both Foothills and Children's Hospital, this location is as connected as it is private. Inside, the home is finished with luxury Canadian maple hardwood on all upper levels, layered lighting (including updated LED fixtures), and fresh paint throughout. The main floor showcases a sleek chef's kitchen with JennAir stainless steel appliances, including a gas cooktop, built-in oven, chimney hood fan, and integrated microwave. A full walk-in pantry, with double doors, and extended island with waterfall quartz complete the space. The spacious living area offers floor-to-ceiling windows and a gas fireplace framed by custom tile. The second level hosts dual primary suites, each with walk-in closets and five-piece ensuites featuring full tile, deep tubs, and separate glass showers. A bonus room with custom built-in shelving and a full laundry room with storage complete this level. On the top floor, a third bedroom, with its own 5 pc ensuite, walk in closet, and dedicated office that's open to a private rooftop balcony with unobstructed views. The fully developed basement includes a fourth bedroom, full bath, in-floor heating, large rec room with wet bar and beverage fridge, and extra storage. Additional upgrades include: newer



high-capacity heat pump system, Kinetico water softener, dechlorinator, purified drinking tap, security cameras (x4), dual doorbell cams, Hunter Douglas window coverings and a freshly painted interior. Detached garage and landscaped yard, with a large deck and beautifully tended garden complete the package. (id:6289)

Built in 2013

Essential Information

Listing #	A2259319
Price	\$1,025,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,849
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1604 46 Street Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B1A9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Range,
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	Microwave, Oven - Built-In, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air, Heat Pump, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone, Stucco
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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