

# \$474,000 - 1609 46 Street Nw, Calgary

MLS® #A2263125

**\$474,000**

3 Bedroom, 2.00 Bathroom, 1,126 sqft

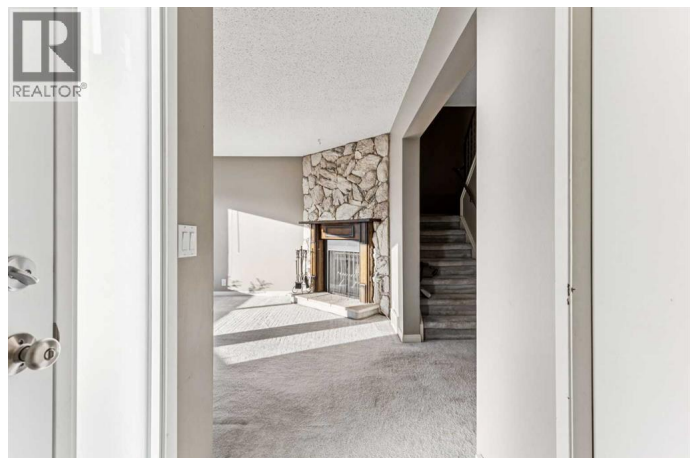
Single Family on 0.08 Acres

Montgomery, Calgary, Alberta

Discover the best of inner-city living in this bright and welcoming 1½ duplex, ideally located just steps from the river pathways and all the amenities of Shouldice Park. With a total of 1,594 sq. ft. of living space, this home offers the perfect blend of comfort, function, and location. The SE-facing exposure fills the home with natural light, while raised garden beds in the front add charm and curb appeal. Inside, you'll find a spacious, sun-filled living room featuring a cozy wood-burning fireplace, a dining room with patio doors leading to the rear deck, and a functional U-shaped kitchen with a handy pantry. A convenient 2-piece bath completes the main floor. Upstairs, there are three comfortable bedrooms and a 4-piece bathroom, ideal for families or guests. The lower level includes a recreation room and an additional flex room—perfect for a home office, gym, or hobby space. Enjoy inner-city convenience with quick access to shops, restaurants, and major routes, plus easy access west for your mountain adventures. Upgrades include: new front door and triple glazed bay window in 2024, newer vinyl windows, high-efficiency furnace, and hot water tank. Inner-city living steps from the river—make this your new home today! (id:6289)

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | A2263125      |
| Price          | \$474,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,126         |
| Acres          | 0.08          |
| Year Built     | 1976          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1609 46 Street Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B1A8            |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Playground, Schools, Shopping                          |
| Features       | Back lane, PVC window, No Animal Home, No Smoking Home |
| Parking Spaces | 1  |
| Parking        | Other  |

### **Interior**

|                 |  |
|-----------------|--|
| Appliances      | Refrigerator, Range - Electric, Hood Fan, Window Coverings, Washer & Dryer |
| Heating         | Natural gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| # of Stories    | 2  |
| Has Basement    | Yes  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior          | Metal           |
| Exterior Features | Garden Area     |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

## Listing Details

Listing Office MaxWell Capital Realty



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