\$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

** OPEN HOUSE Sunday Nov 2 from 2-4pm** Discover the best of inner-city living in this bright and welcoming ½ 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'II 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 roomâ€"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 riverâ€"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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