

2023 46 Street SE
Calgary, Alberta

MLS # A2250937



\$439,000

| | | | |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 935 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|------------------------------------------|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|------------------------------------|
| Inclusions: | shed, outdoor kitchen, A/C "as is" |
|--------------------|------------------------------------|

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 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.