



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1731 46 Avenue SW
Calgary, Alberta

MLS # A2235858



\$1,349,900

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Track Lighting		

Inclusions: double clothes line

Attention builders renovators prime location on super quiet wide street. SOUTH BACKYARD middle of the block , one block to park, walk to River Park and Glenmore Athletic Park. Beautiful open floor plan, two large bedrooms up one down. Two fireplaces. Features an oversized 24x22 garage.