



GRASSROOTS
REALTY GROUP

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2023 46 Street SE
Calgary, Alberta

MLS # A2250937



\$489,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1959 (66 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, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, outdoor kitchen

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 central air conditioning provide year-round comfort, 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.