



GRASSROOTS
REALTY GROUP

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

1609 46 Street NW
Calgary, Alberta

MLS # A2263125



\$474,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,126 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Garden, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	Dishwasher (as is), Shed
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Discover the best of inner-city living in this bright and welcoming 12 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!