



GRASSROOTS
REALTY GROUP

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1731 46 Avenue SW
Calgary, Alberta

MLS # A2266569



\$1,275,000

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:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Track Lighting		

Inclusions: n/a

Solid Bungalow almost 1400 sq. ft. Located in the desirable community of Altadore surrounded by gorgeous homes. This Prime Location is perfect for as a Builder or Renovator Opportunity. Nice, quiet, wide street. with a South-facing backyard, mid-block location. Only one block from the park and walking distance to River Park and Glenmore Athletic Park. Open layout with two spacious bedrooms upstairs and one downstairs, plus two fireplaces. Oversized 24x22 garage. The property features a nicely landscaped yard that enhances both curb appeal and outdoor enjoyment, offering a lush green space. Mature trees and thoughtfully chosen plants provide privacy and beauty throughout every season.