



**GRASSROOTS**  
REALTY GROUP

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**2618 46 Street SE**  
**Calgary, Alberta**

**MLS # A2275317**



**\$438,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This well-proportioned bungalow offers a practical and inviting layout with a spacious living room, dedicated dining area, kitchen with a breakfast nook, three bedrooms on the main floor, and a four-piece bathroom. Set on a generously sized lot, the property also features a double detached garage with lane access, providing excellent parking and storage options. The basement includes some recent renovations and offers additional space with plenty of opportunity to tailor it to your needs. Conveniently located close to schools, shopping, playgrounds, and transit, this home represents a solid option for first-time buyers, investors, or anyone looking for a property with strong long-term potential.