



GRASSROOTS
REALTY GROUP

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2618 46 Street SE
Calgary, Alberta

MLS # A2275317



\$444,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

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