



**2618 46 Street SE
Calgary, Alberta**

MLS # A2275317



\$438,000

Division: Forest Lawn

Type: Residential/House

Style: Bungalow

Size: 1,030 sq.ft. **Age:** 1959 (67 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.