



1827 46 Street SE
Calgary, Alberta

MLS # A2295051



\$449,900

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	968 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Basement: Dryer, Washer, Electric Stove, Range Hood, Refrigerator

CALLING ALL INVESTORS & FIRST TIME HOMEBUYERS - Welcome to this well maintained 4 BED 2 BATH home with an illegal suite located on a quiet CUL-DE-SAC offering excellent value and functionality with NO CONDO FEES. The main floor features a bright and practical layout with 2 Bedrooms & 1 Bath, while the fully developed basement includes an additional 2 Bedrooms & 1 Bath, providing added flexibility for extended family or potential rental use. This property has seen over \$30,000 in recent updates, including a NEW ROOF (2025) and an updated main floor kitchen (2024), offering peace of mind for future ownership. Currently tenant occupied, this home presents a great opportunity for investors seeking a property with stable occupancy, or for buyers looking to secure a home with future income potential. Conveniently located close to schools, parks, shopping, and transit, this property offers both lifestyle and investment appeal. Along with a back lane, the spacious private back yard provides excellent potential for a future detached double garage. Whether you're looking to expand your investment portfolio or secure a home with added flexibility, this is an opportunity you won't want to miss. Book your showing today!