



2428 46 Street SE
Calgary, Alberta

MLS # A2302790



\$520,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

This bungalow offers solid value and is located on a quiet street next to a park. With 1,061 square feet above grade, the main floor includes three bedrooms, a spacious living room, and a kitchen with an eating area. The living room and hallway feature solid hardwood flooring that could be refinished, while the remaining rooms have linoleum. The home has had some key updates over the years, including main floor windows (2024), furnace and central air (2014), roof shingles (2010), and new doors (2026). The main bathroom has been converted to a three-piece for accessibility. The basement includes two additional bedrooms, a recreation space, and a large laundry/mechanical room. The second bathroom requires work but has existing plumbing in place. Outside, there is an oversized double detached garage and a large backyard. Located in Forest Lawn, close to elementary, junior high, and high schools, as well as shopping, transit, and major routes. A good opportunity for buyers looking to update and add value.