



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2804 46 Street SE
Calgary, Alberta

MLS # A2206565



\$440,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	967 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Wood Counters		

Inclusions: Stove, Basement Fridge (sold as is), Shed

Nestled on a quiet street in the community of Dover, this semi-detached bi-level home offers the perfect blend of comfort, space, and investment potential. Backing onto lush green space, this property provides a serene setting while being conveniently close to schools, playgrounds, and shopping. Step inside to discover a bright and inviting main floor, featuring beautiful hardwood flooring. The spacious living room is the perfect place to relax, complete with a cozy fireplace and direct access to a private balcony—ideal for enjoying your morning coffee. The well-appointed kitchen boasts wood countertops and an abundance of cabinetry, providing ample storage and workspace. Two generously sized bedrooms with large closets and a full 4-piece bathroom complete this level. Downstairs, the fully finished illegal basement suite expands the living space with a large family/rec room, two additional bedrooms, and another full 4-piece bathroom—ideal for extended family, guests, or rental income potential. Outside, the private backyard offers a fantastic space for entertaining or simply enjoying warm summer days. Whether you’re looking for a wonderful family home or a prime investment opportunity, this property checks all the boxes. Don't miss out—schedule your private showing today!