

# \$449,000 - 2023 46 Street Se, Calgary

MLS® #A2250937

**\$449,000**

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

OPEN HOUSE SATURDAY, OCT 11 FROM 11:00AM -1:00PM\*\*\*\*This affordable bungalow is ideally situated close to all amenities, just minutes from the restaurants of 17th Avenue, Sobeys, and the C-Train. With easy access to Stoney Trail, Memorial Drive, and the number one highway, the location is both convenient and desirable. Nestled on a quiet tree-lined street, this home is a must to see.

The main floor features a bright living and dining room combination that flows into a spacious kitchen with plenty of cabinets, generous counter space, and an L-shaped island that adds even more functionality. Laminate flooring runs throughout the main level, which has been freshly painted. The four-piece bathroom has seen some updates, and the original three-bedroom layout has been converted to two bedrooms, creating a large master bedroom with space for a sitting area. Solid pine doors add a warm touch to the upper level.

The lower level is partially developed with an additional bedroom and a recreation room. An energy-efficient furnace and central air conditioning provide year-round comfort, and the shingles were replaced within the last five years. A separate back entrance offers the potential for a future illegal suite.

The backyard is fully landscaped and fenced, with space for RV parking and a covered



outdoor kitchen, perfect for entertaining. A single detached garage with an electric garage door opener. Don't miss this great investment opportunity.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250937    |
| Price          | \$449,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 935         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2023 46 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1K5           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                        |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central Air              |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 32                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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