

\$469,999 - 4232 46 Street Ne, Calgary

MLS® #A2105879

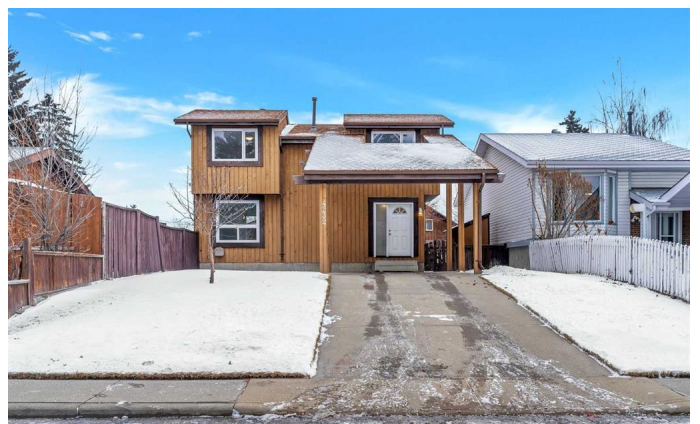
\$469,999

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.09 Acres

Whitehorn, Calgary, Alberta

***** BACK ON MARKET; BUYER COULD NOT SECURE FINANCING ***** Move-In Ready 2-Story Gem - Your Dream Home Awaits! Step into the epitome of modern living and timeless craftsmanship with this fully renovated 3-bedroom, 2-story detached home, a canvas for your dream lifestyle. Immerse yourself in a move-in-ready haven, inviting you to personalize every corner. The main level beckons with an open and airy design, where natural light dances through the dining and living spaces, creating a welcoming ambiance. The thoughtfully designed kitchen becomes the heart of the home—a space for family gatherings and leisurely weekend mornings. Your living room, bathed in abundant natural light, is a versatile stage set for special occasions and intimate family movie nights. Cherished memories are waiting to unfold in this captivating space. Ascend the stairs, guided by automatic high-efficiency LED lights, and discover three well-sized bedrooms on the upper level. Each room offers not just a view but a personal retreat, complete with ample storage and full-length closet mirrors. The fresh and vibrant 4-piece bathroom is a testament to luxury and practicality. The master bedroom, a sanctuary of openness, frames an awe-inspiring view of the Rocky Mountains. Its half bathroom provides a private retreat, whether you're preparing for work or an evening soiré. The large-capacity linen closet meets your every storage need, adding functionality to the exquisite design. Journey



downstairs to the basement—a space where possibilities unfold. Roughed-in electrical outlets and lighting set the stage for your vision, creating an ideal lounge or recreational room tailored to your lifestyle. Transition seamlessly from indoor to outdoor living in your backyard oasis. A moderately sized shed and a meticulously landscaped space offer both utility and beauty. Step onto the newly finished deck—an extension of your living space—an idyllic setting for al fresco relaxation or entertaining under the stars. Situated in the heart of Whitehorn, this residence transcends the concept of a home; it's an invitation to craft enduring memories in a haven that seamlessly blends tranquility with modern comforts. Your dream home awaits—schedule a viewing today and let the story of your new chapter unfold in this extraordinary property.

Built in 1978

Essential Information

MLS® #	A2105879
Price	\$469,999
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4232 46 Street Ne
---------	-------------------

Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K5

Amenities

Parking Spaces	6
Parking	Alley Access, Attached Carport, Driveway, Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	March 12th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.