

# \$480,000 - 2223 46 Street Se, Calgary

MLS® #A2121892

**\$480,000**

2 Bedroom, 1.00 Bathroom, 919 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Welcome to your future investment property or ideal first home nestled in the neighbourhood of Forest Lawn. This charming residence sits on a serene street, boasting convenience with its proximity to schools and the vibrant shopping centres and restaurants along 17th Avenue. Step inside to discover the main floor, thoughtfully designed to offer comfort and versatility. The main level features a convenient 4-piece bathroom and two generously sized bedrooms, perfect for relaxation or accommodating family and guests. Additionally, the layout provides the flexibility to effortlessly convert the spacious living room into a third bedroom, catering to your evolving needs. Descending to the basement, you'll find a partially finished space with a separate entrance, offering excellent potential for customization or additional living quarters, providing options for rental income or personal use. Outside, the property offers ample front street parking for residents and visitors alike. The oversized yard is a highlight, featuring two sheds for storage and plenty of space for children to play or for outdoor gatherings. Enjoy the beautiful weather and entertain guests on the good-sized deck, creating memorable moments with loved ones. Notable updates include a furnace replacement in 2022, double-pane windows on the main floor for improved energy efficiency and comfort, and a roofing replacement in 2018, ensuring peace of mind for years to come. With its desirable location, functional



layout, and potential for customization, this property presents an exceptional opportunity for both investors and first-time homebuyers seeking a comfortable and promising investment in the heart of Forest Lawn. Schedule a viewing today and envision the possibilities that await!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2121892    |
| Price          | \$480,000   |
| Sold Price     | \$440,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 919         |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2223 46 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1K7           |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, |
|-------------------|--------------------------------------------------------------------|

|              |                                                                  |
|--------------|------------------------------------------------------------------|
|              | No Smoking Home, Pantry, Separate Entrance, Storage              |
| Appliances   | Dishwasher, Gas Stove, Microwave, Refrigerator, Window Coverings |
| Heating      | Forced Air, Natural Gas                                          |
| Cooling      | None                                                             |
| Has Basement | Yes                                                              |
| Basement     | Separate/Exterior Entry, Full, Partially Finished                |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | April 19th, 2024 |
| Days on Market | 8                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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