

\$399,900 - 2817 46 Street Se, Calgary

MLS® #A2136597

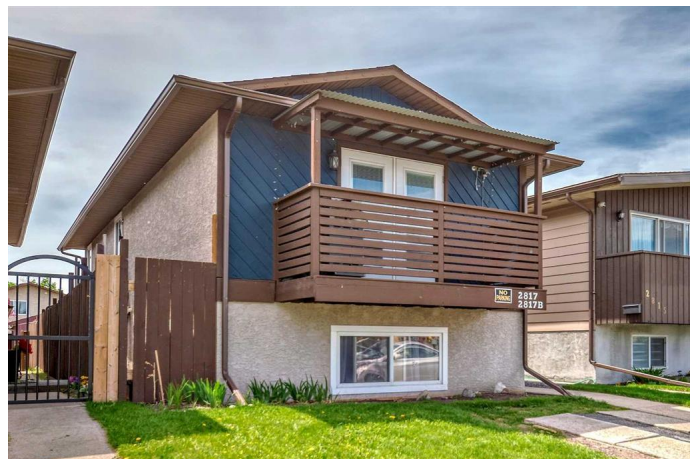
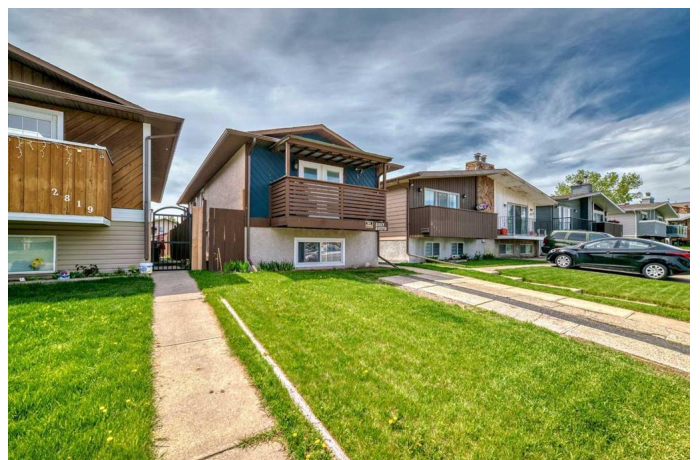
\$399,900

3 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.06 Acres

Dover, Calgary, Alberta

Calling all first time buyers and investors. This home comes with a "Legal" 2 bedroom mortgage helper in the basement. Yes Folks !!! The lower suite is legal with the City, so you can use that potential income to assist you when qualifying for your mortgage. This is truly a great starter, first time buyer or investment opportunity. The current owners of this property have invested a lot of energy, time and money into this cozy bilevel home over the years to make it what it is today. The "ONE BEDROOM" main floor unit is ideally suited to a single person or young couple just starting out. It boasts almost 900 square feet of updated luxury living space & has been renovated with taste and style. Oak hardwood floors flow throughout the entire main level. Beautifully upgraded 4 piece main bath. Garden doors lead to a private covered balcony off the living room. Large country kitchen with moveable island and 3 year old stainless steel stove and fridge. In suite laundry. Wall mount air conditioning. All windows were replaced throughout the home approximately 13 years ago, shingles about 14 years ago, full stucco exterior 3 years ago, and more. The basement (legal) suite has been maintained to the same standards as the upstairs and also features self contained laundry facilities. All windows down are above grade for lots of natural sunlight. Dog run along the side of the house just needs a gate to make it complete. Private fenced patio at the rear. 3 off street parking spots. One for the



basement suite and 2 for the upstairs unit.

Built in 1982

Essential Information

MLS® #	A2136597
Price	\$399,900
Sold Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2817 46 Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2N7

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Central Vacuum, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Soaking Tub, Tile Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Balcony, Dog Run
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape,
 Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood Siding
Foundation Wood

Additional Information

Date Listed May 31st, 2024
Date Sold June 3rd, 2024
Days on Market 3
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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