

\$568,000 - 2015 46 Avenue Sw, Calgary

MLS® #A2138270

\$568,000

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Situated in the beautiful community of Altadore this duplex is full of possibilities. 2015 46 Ave can be a move-in ready home for a family with access to some of the best schools in the city, young professionals looking for an easy commute to downtown or an excellent step into the world of real estate investing.

This home has been well maintained and updated responsibly over the years while maintaining some of its charming details like the original Hardwood Floors and a Cast Iron Kitchen Sink. Features a Newer Roof, New Hot Water Tank, Maintained and Serviced Furnace, Updated Appliances and Vinyl Windows throughout (including the basement). There have also been cosmetic improvements over the years like the full bath, but this home is ready for your personal touch on the fun details. The lot itself has a generously sized backyard for the inner city and it is full of mature plants perfect for those who love to garden. All of this leads to your off-street parking which could accommodate a double car garage in the future.

The home is currently rented to a lovely family who cares for the property and would like to stay on if it is the correct fit for the new owners. One of the key features for the



property is the side entrance which could easily be separated from the upper floor and has the potential to be a suite or secondary revenue generating space (A secondary suite would be subject to approval and permitting by the city/municipality). The lower floor currently has a rec area, laundry and two den spaces, spread over 837 sqft.

Reach out to your favourite Realtor® to book your private showing today!

Built in 1958

Essential Information

MLS® #	A2138270
Price	\$568,000
Sold Price	\$590,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2015 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5S1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Gas Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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