

\$450,000 - 2008 46 Street Se, Calgary

MLS® #A2158508

\$450,000

3 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Offered for the 1st time by the ORIGINAL OWNERS!! ATTENTION INVESTORS, DEVELOPERS, AND NEW HOMEOWNERS! Don't miss this incredible investment opportunity or the chance to make this your new home. These lots have been re-zoned to R-CG, allowing for a variety of residential options, including rowhouses, single detached homes, side-by-side, duplexes, and the possibility of a secondary suite (pending city approval and permits). Situated on a quiet street, this property offers easy access to transit, schools, shopping, and dining.

The main floor features a large living room & dining space, 2 bright & welcoming bedrooms, a 3-pc bathroom and a beautiful old-school kitchen. The partially finished basement offers great potential for additional living space, complete with a second full bathroom, two partially finished bedrooms, a cold room, and a cozy den.

Parking is plentiful, with space for 4 vehicles off-street, including an oversized double detached garage, RV (or 2-car) parking, plus space for 2 more cars on the street. The large yard includes three sheds, a covered deck with a metal gazebo (included with the sale), and ample room for kids to play. Recent updates include newer shingles and a 2021 water heater.

This is a fantastic opportunity you won't want



to pass upâ€”contact your favorite realtor today!

AS-IS SALE WITH SOME FURNITURE & GOODS LEFT BEHIND BY OWNER!

Built in 1959

Essential Information

MLS® #	A2158508
Price	\$450,000
Sold Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2008 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood,

	Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	September 23rd, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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