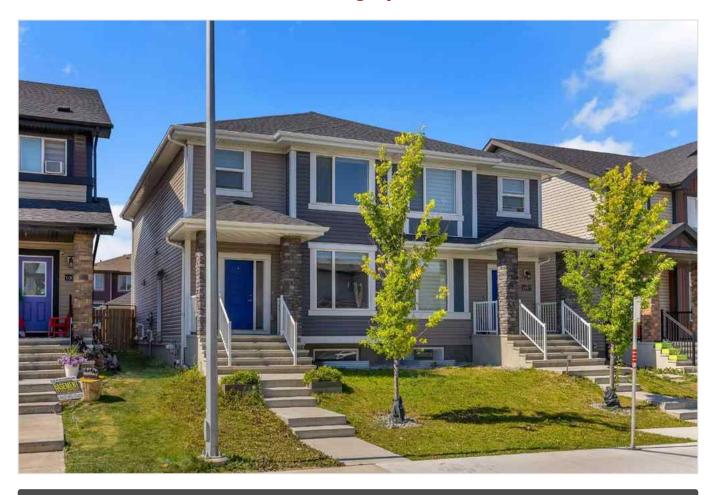# 10073 46 Street NE, Calgary, Alberta - $580,000

Main Photo

Property Description

Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY ACCESSIBLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential.

Step inside to an OPEN-CONCEPT main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. FRESHLY REPAINTED throughout, the home feels bright, welcoming, and move-in ready. Upstairs, you'll find THREE SPACIOUS BEDROOMS, including a primary suite with its own ensuite, offering comfort and privacy for the whole family.

The home features a TWO-CAR GARAGE, providing both convenience and extra storage. At the back, an EXTENDED COMPOSITE DECK overlooks the well-maintained yard, giving you the perfect outdoor space for

Photos
Coming
Soon

P:

summer barbecues, morning coffee, or simply relaxing in your own private retreat.

THE UNDEVELOPED BASEMENT is a blank canvas—ready for you to bring your vision to life. It has a SIDE ENTRY AND ROUGH-IN FOR DEVELOPMENT OF A FUTURE LEGAL BASEMENT SUITE. :

This property is not only ideal for growing families looking for a place to call home but also an excellent opportunity for investors seeking a well-kept property in a desirable location.

Don't miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential.

REALTOR Referral

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