



2023 46 Street SE, Calgary, Alberta - \$489,900



Main Photo

Property Description

This affordable bungalow is ideally situated close to all amenities, just minutes from the restaurants of 17th Avenue, Sobeys, and the C-Train. With easy access to Stoney Trail, Memorial Drive, and the number one highway, the location is both convenient and desirable. Nestled on a quiet tree-lined street, this home is a must to see.

The main floor features a bright living and dining room combination that flows into a spacious kitchen with plenty of cabinets, generous counter space, and an L-shaped island that adds even more functionality. Laminate flooring runs throughout the main level, which has been freshly painted. The four-piece bathroom has seen some updates, and the original three-bedroom layout has been converted to two bedrooms, creating a large master bedroom with space for a sitting area. Solid pine doors add a warm touch to the upper level.



The lower level is partially developed with an additional bedroom and a recreation room. An energy-efficient furnace and central air conditioning provide year-round comfort, and the shingles were replaced within the last five years. A separate back entrance offers the potential for a future illegal suite.

The backyard is fully landscaped and fenced, with space for RV parking and a covered outdoor kitchen, perfect for entertaining. A single detached garage with an electric garage door opener. Don't miss this great investment opportunity.

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