

2008 46 Street, Calgary T2B 1K6

MLS®#: **A2158508** Area: **Forest Lawn** Listing Date: **08/20/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **5,844 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **817**
 Low Sqft:
 Ttl Sqft: **817**

DOM

30
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt,Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Ext Feat: **Garden,Private Yard,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	4`9" x 3`5"	Dining Room	Main	8`4" x 10`7"
Pantry	Main	3`4" x 2`8"	Living Room	Basement	11`3" x 19`2"
Kitchen	Main	11`9" x 9`7"	Entrance	Main	4`2" x 4`2"
Bedroom - Primary	Main	9`9" x 11`6"	Bedroom	Main	8`9" x 10`9"
3pc Bathroom	Main	4`11" x 6`11"	Storage	Basement	10`4" x 8`1"
Den	Basement	10`9" x 10`7"	Furnace/Utility Room	Basement	13`0" x 10`3"
3pc Bathroom	Basement	3`6" x 6`11"	Bedroom	Basement	10`10" x 11`6"











