

2008 46 Street, Calgary T2B 1K6

Sewer:

MLS®#: **A2158508** Area: **Forest Lawn** Listing **08/20/24** List Price: **\$475,000**

Status: Active County: Calgary Change: -\$25k, 10-Sep Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 City/Town:
 Calgary
 Finished Floor Area

 Year Built:
 1959
 Abv Sqft:
 817

 Lot Information
 Low Sqft:

DOM

Layout

3 (2 1) 2.0 (2 0)

3 2

Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

30

Lot Sz Ar: **5,844 sqft** Ttl Sqft: **817**

Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot

Park Feat: Double Garage Detached,RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Asphalt, Stucco, Wood Frame, Wood Siding

Flooring:

Ext Feat: Garden, Private Yard, Storage Carpet, Hardwood, Laminate, Tile

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" 9`9" x 11`6" 8'9" x 10'9" **Bedroom - Primary** Main **Bedroom** Main 3pc Bathroom 4`11" x 6`11" **Basement** 10`4" x 8`1" Main Storage 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" Storage Basement 7`3" x 3`9"

Legal/Tax/Financial

Title:

Zoning: **R-CG**

Fee Simple

Legal Desc: 8271HN

Remarks

Pub Rmks:

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 up—contact your favorite realtor today!

Inclusions: Some furniture is negotiable Property Listed By: RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















