

2015 46 Avenue, Calgary T2T 5S1

MLS® #: **A2193364** Area: **Altadore** Listing Date: **02/07/25** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **-\$19k, 27-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

DOM

73
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Attached-Side by Side,Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level,Many Trees,Paved,Street Lighting**
 Park Feat: **Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 9`11"	Dining Room	Main	111`0" x 8`11"
Living Room	Main	14`9" x 12`9"	Laundry	Main	3`0" x 2`4"
Bedroom - Primary	Main	13`3" x 9`5"	Bedroom	Main	10`10" x 9`5"
Kitchen	Basement	11`8" x 10`0"	Living Room	Basement	12`11" x 11`8"
Laundry	Basement	7`4" x 6`9"	Bedroom - Primary	Basement	12`4" x 10`8"
Bedroom	Basement	10`4" x 7`4"	4pc Bathroom	Main	
4pc Bathroom	Basement				

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1440AK

Remarks

Pub Rmks: **FULLY RENOVATED** Beautiful 1690 sqft of living space, semi detached home in the trendy community of ALTADORE! Gorgeous South back yard, great neighbours, lots of parking, amazing location, **NO CONDO FEES**. When you enter , you will be invited though the hall way to the open dining / living area that has a huge window for lots of light. The fully renovated kitchen with quartz counters and back splash, stainless steel appliances it is bright and has a lot of storage and work place. The main floor offers 2 bright bedrooms and a 4 pc bathroom. The basement features 2 bedrooms with large windows to enjoy the day light, 4 piece bathroom, large living room, **FULL SIZE** kitchen, laundry and a side entrance. Large **SOUTH** facing back yard , new fence, mature trees, large gravel parking pad (25x23). The home has soundproofing insulation in between the two floors, a front patio and a massive fenced back yard for your pets! Location is 10 out of 10 - step to the bus stop, **SANDY BEACH**, dog park, Glenmore Athletic Park, Glenmore Aquatic Centre, all schools close by(Rundle Academy, Mount Royal University, Master's Academy& College, Montessori Academy, plus few of the best Calgary 'Board of Education Schools), trendy coffee shops and restaurants, walking distance to Marda Loop, 7 minutes to downtown and all amenities close by! This home is a **MUST SEE !**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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









