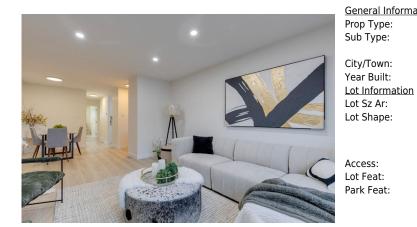


2015 46 Avenue, Calgary T2T 5S1

A2193364 02/07/25 List Price: **\$750,000** MLS®#: Area: **Altadore** Listing

Status: Active Calgary Change: -\$19k, 27-Feb Association: Fort McMurray County:

Date:



General Information

Prop Type: Residential

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area City/Town: Calgary Abv Saft: 870

1958 Low Sqft: Ttl Sqft: 870

3,046 sqft

Parking Ttl Park:

Garage Sz:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

4 (2 2)

2.0 (2 0)

2

Attached-Side by

Side, Bungalow

73

Lot Feat: Back Lane, Back Yard, Front Yard, Level, Many Trees, Paved, Street Lighting

Oversized, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Wood Frame** Sewer: Flooring:

Ceramic Tile, Vinyl Ext Feat: **Private Entrance, Private Yard** Water Source: Fnd/Bsmt:

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

Poured Concrete

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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**

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: 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

