

\$479,000 - 2236 46 Street Se, Calgary

MLS® #A2205898

\$479,000

3 Bedroom, 1.00 Bathroom, 915 sqft
Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Lovingly cared for and updated 3 Bedroom Bungalow WITH AIR CONDITIONING on a fabulous large lot (48'x120'), a QUIET STREET and KITTY CORNER FROM a PARK/PLAYGROUND ZONE !!! WE SMARTLY PRICED THIS knowing we do NOT have a detached garage OR a fully finished illegal basement suite. But, we also know.... WE HAVE THE SPACE TO BUILD A GARAGE and the BONES/separate entrance for a fabulous basement in the future. WHY NOT Buy this home TODAY AND INVEST IN YOUR FUTURE BY TAKING ON THOSE PROJECTS WHEN YOU CAN AFFORD IT? Here are some Updates done in 2018: KITCHEN --new cabinets, glass tile backsplash, granite counters, stove, fridge, dishwasher and microwave, ceramic tile floor, undermount stainless steel sink. Carpets (2018) throughout main level, windows and 4 piece bathroom with upgraded fixtures. Basement has been gutted to the studs with some new drywall installed; roughed in plumbing for bathroom and small secondary kitchen. Large back yard (fully fenced) with lane access and parking at rear of property. Walking distance to schools & parks. Easy access to LRT line and downtown. Don't forget to visit our 3D tour!

Built in 1958

Essential Information



MLS® #	A2205898
Price	\$479,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	915
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2236 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K8

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Side By Side, Unpaved

Interior

Interior Features	Granite Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Unfinished

Exterior

Exterior Features	Fire Pit, Playground, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.