# \$499,900 - 2007 46 Street Se, Calgary

MLS® #A2230890

### \$499,900

5 Bedroom, 2.00 Bathroom, 978 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

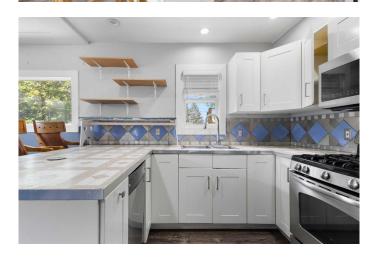
Step into a world of opportunity with this charming Illegal suite bungalow, nestled in the heart of a lively, walkable neighborhood brimming with restaurants, grocery stores, a recreation center, and K-12 schools. Move-in ready, yet brimming with potential, this handyman's special invites you to unleash your creativity, add your personal flair, and boost its value.

Inside, the main floor welcomes you with a fully updated kitchen, complete with sleek stainless steel appliances, a gas range, and elegant LED pot lighting for a contemporary vibe. Downstairs, the illegal suite is a standout, offering 2 spacious bedrooms, a separate entrance, and shared laundry setupâ€"an ideal solution for rental income or multi-generational living.

Set on a generous 6,000 SqFt lot, the home boasts professionally landscaped front yard that creates a warm, inviting curb appeal. The exterior shines with refreshed concrete walkways and a spacious, modern deck featuring stylish louvered slat walls and a full canopyâ€"your potential for a private oasis for outdoor relaxation and entertaining is here! Recent upgrades include a 100A electrical panel, new flooring, replaced shingles, updated windows (2008), and a newer furnace (2017). This is more than a homeâ€"it's a smart investment in a vibrant community. Don't miss your chance to make it yours!







#### **Essential Information**

MLS® # A2230890 Price \$499,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2
Square Footage 978
Acres 0.14
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 2007 46 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1K5

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features No Smoking Home

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 15th, 2025

Days on Market 6

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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