

# \$449,000 - 2023 46 Street Se, Calgary

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MLS® #A2250937

**\$449,000**

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

This affordable bungalow is ideally situated close to all amenities, just minutes from the restaurants of 17th Avenue, Sobeys, and the C-Train. With easy access to Stoney Trail, Memorial Drive, and the number one highway, the location is both convenient and desirable. Nestled on a quiet tree-lined street, this home is a must to see.

The main floor features a bright living and dining room combination that flows into a spacious kitchen with plenty of cabinets, generous counter space, and an L-shaped island that adds even more functionality. Laminate flooring runs throughout the main level, which has been freshly painted. The four-piece bathroom has seen some updates, and the original three-bedroom layout has been converted to two bedrooms, creating a large master bedroom with space for a sitting area. Solid pine doors add a warm touch to the upper level.

The lower level is partially developed with an additional bedroom and a recreation room. An energy-efficient furnace and central air conditioning provide year-round comfort, and the shingles were replaced within the last five years. A separate back entrance offers the potential for a future illegal suite.

The backyard is fully landscaped and fenced, with space for RV parking and a covered outdoor kitchen, perfect for entertaining. A



single detached garage with an electric garage door opener. Don't miss this great investment opportunity.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250937    |
| Price          | \$449,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 935         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2023 46 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1K5           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, High Efficiency                                        |
| Cooling           | Central Air                                                                     |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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