

\$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 setup—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 canopy—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 home—it's a smart investment in a vibrant community. Don't miss your chance to make it yours!

Built in 1959



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 | 16 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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