\$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

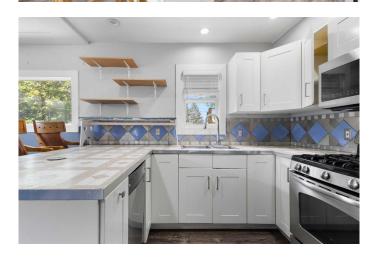
Step into a world of opportunity with this charming Illegal suite bungalow, nestled in the heart of a lively, walkable neighborhood brimming with restaurants, grocery stores, a recreation center, and K-12 schools. Move-in ready, yet brimming with potential, this handyman's special invites you to unleash 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 16

Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.