$489,900 - 2023 46 Street Se, Calgary

MLS® #A2250937

$489,900
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	$489,900
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	High Efficiency, Forced Air, Natural Gas
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	4
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.

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