



10073 46 Street Calgary Alberta

\$580,000

Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY ACCESSIBLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential. Step inside to an OPEN-CONCEPT main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. FRESHLY REPAINTED throughout, the home feels bright, welcoming, and move-in ready. Upstairs, you'll find THREE SPACIOUS BEDROOMS, including a primary suite with its own ensuite, offering comfort and privacy for the whole family. The home features a TWO-CAR GARAGE, providing both convenience and extra storage. At the back, an EXTENDED COMPOSITE DECK overlooks the well-maintained yard, giving you the perfect outdoor space for summer barbecues, morning coffee, or simply relaxing in your own private retreat. THE UNDEVELOPED BASEMENT is a blank canvas—ready for you to bring your vision to life. It has a SIDE ENTRY AND ROUGH-IN FOR DEVELOPMENT OF A FUTURE LEGAL BASEMENT SUITE. This property is not only ideal for growing families looking for a place to call home but also an excellent opportunity for investors seeking a well-kept property in a desirable location. Don't miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential. (id:6769)

Primary Bedroom 15.33 Ft x 12.75 Ft

Bedroom 15.58 Ft x 9.00 Ft

Bedroom 12.67 Ft x 9.75 Ft

Laundry room 5.50 Ft x 8.00 Ft

4pc Bathroom 9.00 Ft x 5.08 Ft

Dining room 11.08 Ft x 13.58 Ft

Kitchen 13.58 Ft x 7.50 Ft

Other .00 Ft x .00 Ft

Living room 18.83 Ft x 15.08 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft

Pantry .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca