



2007 46 Street Calgary Alberta

\$499,900

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! (id:6769)

Furnace Measurements not available

Laundry room 7.33 Ft x 9.08 Ft

Living room 11.33 Ft x 14.08 Ft

Kitchen 11.58 Ft x 9.75 Ft

Dining room 11.58 Ft x 7.25 Ft

Foyer 6.42 Ft x 3.33 Ft

Primary Bedroom 11.33 Ft x 10.83 Ft

Bedroom 8.00 Ft x 9.50 Ft

Bedroom 11.42 Ft x 7.67 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Living room/Dining room 10.67 Ft x 14.75 Ft

Kitchen 10.75 Ft x 11.42 Ft

Bedroom 9.92 Ft x 10.17 Ft

Bedroom 10.00 Ft x 10.17 Ft

4pc Bathroom 6.58 Ft x 4.75 Ft

Listing Presented By:



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Real Broker



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