



2804 46 Street Calgary Alberta

\$440,000

Nestled on a quiet street in the community of Dover, this semi-detached bi-level home offers the perfect blend of comfort, space, and investment potential. Backing onto lush green space, this property provides a serene setting while being conveniently close to schools, playgrounds, and shopping. Step inside to discover a bright and inviting main floor, featuring beautiful hardwood flooring. The spacious living room is the perfect place to relax, complete with a cozy fireplace and direct access to a private balcony--ideal for enjoying your morning coffee. The well-appointed kitchen boasts wood countertops and an abundance of cabinetry, providing ample storage and workspace. Two generously sized bedrooms with large closets and a full 4-piece bathroom complete this level. Downstairs, the fully finished illegal basement suite expands the living space with a large family/rec room, two additional bedrooms, and another full 4-piece bathroom--ideal for extended family, guests, or rental income potential. Outside, the private backyard offers a fantastic space for entertaining or simply enjoying warm summer days. Whether you're looking for a wonderful family home or a prime investment opportunity, this property checks all the boxes. Don't miss out--schedule your private showing today! (id:6769)

Family room 13.92 Ft x 11.50 Ft
Other 10.42 Ft x 7.75 Ft
Dining room 10.17 Ft x 8.58 Ft
Bedroom 11.42 Ft x 10.08 Ft
Bedroom 13.17 Ft x 7.25 Ft
4pc Bathroom 7.67 Ft x 7.33 Ft

Living room 20.17 Ft x 10.92 Ft
Kitchen 9.00 Ft x 7.50 Ft
Other 9.00 Ft x 6.42 Ft
Bedroom 12.33 Ft x 10.58 Ft
Bedroom 11.67 Ft x 7.42 Ft
4pc Bathroom 7.33 Ft x 6.33 Ft

Listing Presented By:



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