

2016 46 Street Calgary Alberta

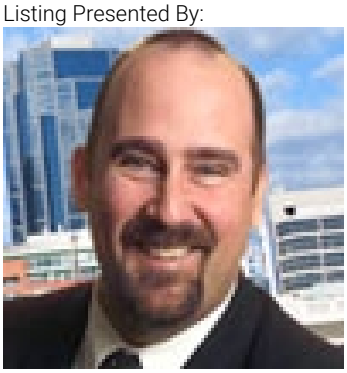
$549,900

EXCELLENT PROPERTY - PERFECT for 1st TIME HOME BUYERS or INVESTORS! This Home has 5 bedroom Bungalow with 2 full bathrooms is situated on a large West facing lot, that is zoned RCG, with a Legal Suite, on a very quiet street close to everything that Forest Lawn has to offer. The spacious main floor features large sunny windows, fresh paint & baseboards throughout, newer luxury vinyl plank flooring, updated white kitchen, 3 bedrooms and a 4 pc bath. The lower level - Legal Suite features low maintenance luxury vinyl plank throughout, a good sized main living area and a Full kitchen with a dishwasher, electric stove, refrigerator and a microwave/hoodfan. There are 2 bedrooms and an updated 4 piece bathroom. Other improvements include a newer Patio Doors leading to the Deck, Newer Roof in 2014, New eavestroughs in 2026, the Furnace was replaced in 2018 and the Hot Water tank was replaced in 2017. This EXCELLENT property is close to Public Transit, tons of shopping, lots of schools and numerous neighbourhood playgrounds and Elliston Park. Don't miss your chance to view this great property! Book your private showing today! (id:6769)

Bedroom 8.50 Ft x 8.17 Ft
Foyer 7.08 Ft x 3.67 Ft
Bedroom 10.58 Ft x 9.08 Ft
Primary Bedroom 10.58 Ft x 9.92 Ft
Dining room 10.83 Ft x 6.50 Ft
Kitchen 10.92 Ft x 10.83 Ft
Other 6.58 Ft x 3.00 Ft

Living room 13.50 Ft x 13.00 Ft
4pc Bathroom Measurements not available
Bedroom 13.33 Ft x 10.00 Ft
Bedroom 12.67 Ft x 7.92 Ft
Other 10.67 Ft x 11.25 Ft
Living room 11.58 Ft x 11.17 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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