

# \$499,900 - 2007 46 Street Se, Calgary

MLS® #A2230890

**\$499,900**

5 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

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!

Built in 1959



## Essential Information

MLS® #	A2230890
Price	\$499,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2007 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K5

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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