\$449,000 - 2023 46 Street Se, Calgary

MLS® #A2250937

\$449,000

3 Bedroom, 1.00 Bathroom, 935 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

This affordable bungalow is ideally situated close to all amenities, just minutes from the restaurants of 17th Avenue, Sobeys, and the C-Train. With easy access to Stoney Trail, Memorial Drive, and the number one highway, the location is both convenient and desirable. Nestled on a quiet tree-lined street, this home is a must to see.

The main floor features a bright living and dining room combination that flows into a spacious kitchen with plenty of cabinets, generous counter space, and an L-shaped island that adds even more functionality. Laminate flooring runs throughout the main level, which has been freshly painted. The four-piece bathroom has seen some updates, and the original three-bedroom layout has been converted to two bedrooms, creating a large master bedroom with space for a sitting area. Solid pine doors add a warm touch to the upper level.

The lower level is partially developed with an additional bedroom and a recreation room. An energy-efficient furnace, and the shingles were replaced within the last five years. A separate back entrance offers the potential for a future illegal suite.

The backyard is fully landscaped and fenced, with space for RV parking and a covered outdoor kitchen, perfect for entertaining. A single detached garage with an electric garage







door opener. Don't miss this great investment opportunity.

Built in 1959

Essential Information

MLS® # A2250937 Price \$449,000

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 935
Acres 0.14
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 2023 46 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1K5

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Has Basement Yes Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 50

Zoning R-CG

Listing Details

Listing Office Diamond Realty & Associates LTD.

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