

\$459,900 - 2007 46 Street Se, Calgary

MLS® #A2230890

\$459,900

5 Bedroom, 2.00 Bathroom, 978 sqft
Residential on 0.14 Acres

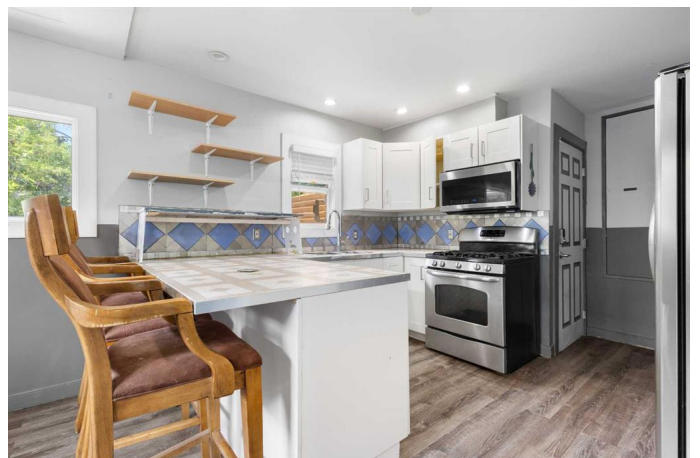
Forest Lawn, Calgary, Alberta

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	\$459,900
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	47
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.