

**2235 46 Street**  
**Calgary, Alberta**

**MLS # A2208211**



**\$557,500**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Gentle Sloping, Lawn, Yard Drain		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** fridge, dishwasher, washer/dryer

Situated on the quiet part of Forest Lawn, this home is just steps away from Elliston Park, offering you access to green space, walking trails, and recreational areas. Plus, it's conveniently located near schools, shopping, and public transit. Upon entering, you'll be greeted by a spacious living room with large windows that flood the space with natural light. The real wood fireplace adds a touch of warmth and charm, becoming a rare commodity in today's homes. It's the perfect spot to unwind during those colder months. Perhaps you want to watch TV and wind down before bed, you can do that in the primary suite with a designated living area before entering your master bedroom. The well-appointed kitchen features modern appliances, ample cabinetry, and plenty of counter space. With three generously sized bedrooms, this home provides ample space for family and guests. The updated bathrooms offer sleek finishes and a clean, modern feel. One of the standout features of this property is the separate basement entrance, providing great potential for a rental suite to generate revenue and help pay the mortgage. This added flexibility makes the home a smart investment for anyone looking for a secondary income stream. The property also boasts new landscaping and drainage work, ensuring water is properly diverted away from the house. The large backyard is a private oasis, featuring a concrete terrace perfect for outdoor entertaining, a storage shed, and additional storage space beside the HEATEAD garage, which could easily be converted into a small RV parking spot. The front yard and backyards are fully fenced, offering a secure space for children or pets — especially ideal if you have a dog. Key upgrades include a new roof and hot water tank, both just two years old, as well as brand new vinyl flooring throughout,

making this home move-in ready and low-maintenance. Don't miss out on this fantastic opportunity to own a well-maintained home with incredible potential. Schedule your private viewing today!