

# \$579,900 - 2439 46 Street Se, Calgary

MLS® #A2222443

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Presenting an exceptional residence in the heart of Forest Lawn. This quality home stands out as one of the finest in the community. Featuring 4 bedrooms and 2 full bathrooms, this property includes a fully permitted legal suite, offering versatile living or income potential. Ideally located on a quiet street, it is just steps from a spacious park and playground, with schools, shopping, and amenities all within a short walk.

The home's curb appeal is immediately evident, with its elegant stucco, stone, and cedar shake exterior complemented by energy-efficient PVC low-E windows. Inside, a bright and open floor plan showcases extensive renovations, including paint, modern flooring, updated windows, doors, and beautifully redesigned bathrooms. The lower-level legal suite has been fully renovated to the same high standard. The expansive west-facing backyard is a highlight, featuring a sunny concrete patio, an oversized double garage, and gated RV parking. This property combines quality craftsmanship with an unbeatable location, making it a standout choice. Schedule your private viewing today to experience its unparalleled value.

Built in 1960

## Essential Information

MLS® #

A2222443



Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2439 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1L1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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