CORD SPERO

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2008 46 Street SE
Calgary, Alberta

MLS # A2158508

$475,000

Division:	Forest Lawn
Type:	Residential/House
Style:	Bungalow
Size:	817 sq.ft.
Age:	1959 (65 yrs old)
Beds:	3
Baths:	2
Garage:	Double Garage Detached, RV Access/Parking
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Rectangular Lot

Heating:	Forced Air	**Water:**	-	
Floors:	Carpet, Hardwood, Laminate, Tile	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Full, Partially Finished	**LLD:**	-	
Exterior:	Asphalt, Stucco, Wood Frame, Wood Siding	**Zoning:**	R-CG	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage			

Inclusions:	Some furniture is negotiable

Offered for the 1st time by the ORIGINAL OWNERS!! ATTENTION INVESTORS, DEVELOPERS, AND NEW HOMEOWNERS! Don’t miss this incredible investment opportunity or the chance to make this your new home. These lots have been re-zoned to R-CG, allowing for a variety of residential options, including rowhouses, single detached homes, side-by-side, duplexes, and the possibility of a secondary suite (pending city approval and permits). Situated on a quiet street, this property offers easy access to transit, schools, shopping, and dining. The main floor features a large living room & dining space, 2 bright & welcoming bedrooms, a 3-pc bathroom and a beautiful old-school kitchen. The partially finished basement offers great potential for additional living space, complete with a second full bathroom, two partially finished bedrooms, a cold room, and a cozy den. Parking is plentiful, with space for 4 vehicles off-street, including an oversized double detached garage, RV (or 2-car) parking, plus space for 2 more cars on the street. The large yard includes three sheds, a covered deck with a metal gazebo (included with the sale), and ample room for kids to play. Recent updates include newer shingles and a 2021 water heater. This is a fantastic opportunity you won't want to pass up—contact your favorite realtor today!