2016 46 Street SE

Calgary | Active | MLS® A2354237

$549,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1959**	**1,001 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

EXCELLENT PROPERTY - PERFECT for 1st TIME HOME BUYERS or INVESTORS! This Home has 5 bedroom Bungalow with 2 full bathrooms is situated on a large West facing lot, that is zoned RCG, with a Legal Suite, on a very quiet street close to everything that Forest Lawn has to offer. The spacious main floor features large sunny windows, fresh paint & baseboards throughout, newer luxury vinyl plank flooring, updated white kitchen, 3 bedrooms and a 4 pc bath. The lower level - Legal Suite features low maintenance luxury vinyl plank throughout, a good sized main living area and a Full kitchen with a dishwasher, electric stove, refrigerator and a microwave/hoodfan. There are 2 bedrooms and an updated 4 piece bathroom. Other improvements include a newer Patio Doors leading to the Deck, Newer Roof in 2014, New eavestroughs in 2026, the Furnace was replaced in 2018 and the Hot Water tank was replaced in 2017. This EXCELLENT property is close to Public Transit, tons of shopping, lots of schools and numerous neighbourhood playgrounds and Elliston Park. Don't miss your chance to view this great property! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354237
Bedrooms	5
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,001 sq. ft.
Main Level Finished Area:	1,001 sq. ft.

Below Grade Finished Area:	718 sq. ft.
Acreage:	No
Lot Area:	5,844 sq. ft.
Lot Frontage:	48'11"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8271HN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Rear Drive, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Southeast
Community:	Forest Lawn
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	DISHWASHER in SUITE, REFRIGERATOR in SUITE, ELECTRIC STOVE in SUITE, MICROWAVE OVEN/HOODFAN in SUITE, ALL WINDOW COVERINGS in SUITE
Restrictions:	None Known
Main Floor	Bedroom · 8'6" × 8'2" ·
Main Floor	Foyer · 7'1" × 3'8" ·
Main Floor	Bedroom · 10'7" × 9'1" ·
Main Floor	Bedroom - Primary · 10'7" × 9'11" ·
Main Floor	Dining Room · 10'10" × 6'6" ·
Main Floor	Kitchen · 10'11" × 10'10" ·
Main Floor	Entrance · 6'7" × 3' ·
Main Floor	Living Room · 13'6" × 13' ·
Suite	Bedroom · 13'4" × 10' ·
Suite	Bedroom · 12'8" × 7'11" ·
Suite	Kitchen With Eating Area · 11'3" × 10'8" ·
Suite	Living Room · 11'7" × 11'2" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s)
Exterior Features:	Awning(s), Fire Pit, Private Yard
Patio And Porch Features:	Awning(s), Deck, Patio, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2016-46-street-se-calgary-a2354237/

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