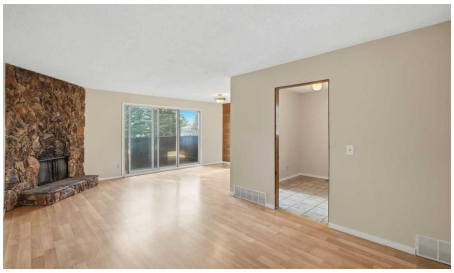
2706 46 Street SE

Calgary | Active | MLS® A2334025

$420,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**971 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

A great opportunity to own one side or both this duplex has a secondary two-bedroom legal lower suite that been recently renovated main floor has long term tenants. Call your favorite realtor to view!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334025
Bedrooms	4
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	971 sq. ft.
Main Level Finished Area:	871 sq. ft.
Below Grade Finished Area:	900 sq. ft.
Acreage:	No
Lot Area:	2,917 sq. ft.
Lot Frontage:	25'
Lot Details:	25X105
Front Exposure:	West

Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7811-055
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No

Parking:	Off Street, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Inclusions:	fridge stove washer dryer
Restrictions:	None Known
Main Floor	Living Room · 66'7" × 35'5" ·
Main Floor	Dining Room · 35'9" × 35'5" ·
Main Floor	Kitchen · 43' × 28'10" ·
Main Floor	Bedroom - Primary · 39'8" × 35'5" ·
Main Floor	Bedroom · 35'5" × 24'7" ·
Lower Level	Living Room · 39'8" × 37'5" ·
Lower Level	Kitchen · 33'2" × 32'10" ·
Lower Level	Bedroom · 37'1" × 25'3" ·
Lower Level	Bedroom - Primary · 37'5" × 32'10" ·
Lower Level	Laundry · 32'10" × 32'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	RC-G
Listed Date:	Aug 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2706-46-street-se-calgary-a2334025/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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