2708 46 Street SE

Calgary | Active | MLS® A2334035

$420,000



Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**967.14 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. great area close to all amenity shopping, schools ,trans and international Ave .walking distance to BOB BAHAN SPORT CENTRE Call your favorite realtor to view!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334035
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:	967.14 sq. ft.
Main Level Finished Area:	967.1 sq. ft.
Below Grade Finished Area:	870 sq. ft.
Acreage:	No
Lot Area:	2,873 sq. ft.
Lot Frontage:	25'
Lot Details:	25x105

Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Bi-Level
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:	7811055
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Cedar
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Kitchen
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	stove, fridge, dryer,washer
Restrictions:	None Known
Main Floor	Living Room · 66'7" × 35'5" ·
Main Floor	Dining Room · 35'9" × 35'5" ·
Main Floor	Dining Room · 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:	Playground, Shopping Nearby, Sidewalks
Interior Features:	No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Deck

Lot Features:	Rectangular Lot, Street Lighting, Treed
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/2708-46-street-se-calgary-a2334035/

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

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