

# \$750,000 - 2015 46 Avenue Sw, Calgary

MLS® #A2193364

**\$750,000**

4 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

FULLY RENOVATED Beautiful 1690 sqft of living space, semi detached home in the trendy community of ALTADORE! Gorgeous South back yard, great neighbours, lots of parking, amazing location, NO CONDO FEES. When you enter, you will be invited through the hall way to the open dining / living area that has a huge window for lots of light. The fully renovated kitchen with quartz counters and back splash, stainless steel appliances it is bright and has a lot of storage and work place. The main floor offers 2 bright bedrooms and a 4 pc bathroom.

The basement features 2 bedrooms with large windows to enjoy the day light, 4 piece bathroom, large living room, FULL SIZE kitchen, laundry and a side entrance. Large SOUTH facing back yard, new fence, mature trees, large gravel parking pad (25x23).

The home has soundproofing insulation in between the two floors, a front patio and a massive fenced back yard for your pets! Location is 10 out of 10 - step to the bus stop, SANDY BEACH, dog park, Glenmore Athletic Park, Glenmore Aquatic Centre, all schools close by( Rundle Academy, Mount Royal University, Master's Academy & College, Montessori Academy, plus few of the best Calgary 'Board of Education Schools), trendy coffee shops and restaurants, walking distance to Marda Loop, 7 minutes to downtown and all amenities close by! This home is a MUST SEE !



Built in 1958

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2193364               |
| Price          | \$750,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 870                    |
| Acres          | 0.07                   |
| Year Built     | 1958                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2015 46 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 5S1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Oversized, Parking Pad |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Level, Many Trees, Paved, Street Lighting |
| Roof            | Asphalt Shingle                                                             |
| Construction    | Wood Frame                                                                  |
| Foundation      | Poured Concrete                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 56                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.