

# \$440,000 - 2804 46 Street Se, Calgary

MLS® #A2206565

**\$440,000**

4 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.07 Acres

Dover, Calgary, Alberta

Nestled on a quiet street in the community of Dover, this semi-detached bi-level home offers the perfect blend of comfort, space, and investment potential. Backing onto lush green space, this property provides a serene setting while being conveniently close to schools, playgrounds, and shopping. Step inside to discover a bright and inviting main floor, featuring beautiful hardwood flooring. The spacious living room is the perfect place to relax, complete with a cozy fireplace and direct access to a private balcony—ideal for enjoying your morning coffee. The well-appointed kitchen boasts wood countertops and an abundance of cabinetry, providing ample storage and workspace. Two generously sized bedrooms with large closets and a full 4-piece bathroom complete this level. Downstairs, the fully finished illegal basement suite expands the living space with a large family/rec room, two additional bedrooms, and another full 4-piece bathroom—ideal for extended family, guests, or rental income potential. Outside, the private backyard offers a fantastic space for entertaining or simply enjoying warm summer days. Whether you're looking for a wonderful family home or a prime investment opportunity, this property checks all the boxes. Don't miss out—schedule your private showing today!

Built in 1979



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206565               |
| Price          | \$440,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 967                    |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2804 46 Street Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 2N8           |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Wood Counters                           |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite                                   |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |   |
|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle   |
| Construction    | Wood Frame  |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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