

# \$1,349,900 - 1731 46 Avenue Sw, Calgary

MLS® #A2235858

**\$1,349,900**

3 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

Attention builders renovators prime location on super quiet wide street. SOUTH BACKYARD middle of the block , one block to park, walk to River Park and Glenmore Athletic Park.

Beautiful open floor plan, two large bedrooms up one down. Two fireplaces. Features an oversized 24x22 garage.

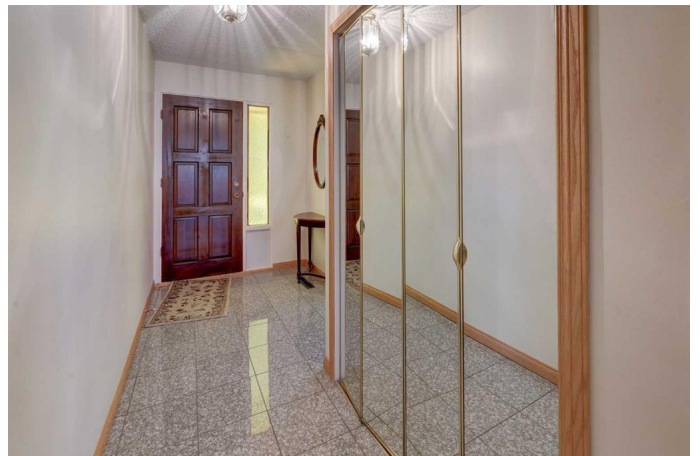
Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235858    |
| Price          | \$1,349,900 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,380       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1731 46 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |



Postal Code T2T 2R6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), See Remarks, Track Lighting  
Appliances Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Brick Facing, Family Room, Gas, Living Room, Stone, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Other, Playground  
Lot Description Back Lane, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 2nd, 2025  
Days on Market 36  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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