

# \$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.

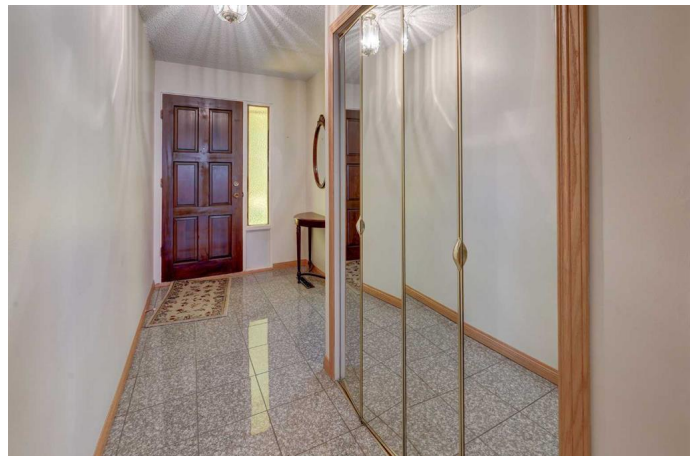
Built in 1953

## 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 24  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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