

# \$559,900 - 2439 46 Street Se, Calgary

MLS® #A2222443

**\$559,900**

4 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**\*MASSIVE PRICE DROP\*** Presenting an exceptional residence in the heart of Forest Lawn. This quality home stands out as one of the finest in the community. Featuring 4 bedrooms and 2 full bathrooms, this property includes a fully permitted legal suite, offering versatile living or income potential. Ideally located on a quiet street, it is just steps from a spacious park and playground, with schools, shopping, and amenities all within a short walk.

The home's curbed appeal is immediately evident, with its elegant stucco, stone, and cedar shake exterior complemented by energy-efficient PVC low-E windows. Inside, a bright and open floor plan showcases extensive renovations, including paint, modern flooring, updated windows, doors, and beautifully redesigned bathrooms. The lower-level legal suite has been fully renovated to the same high standard. The expansive west-facing backyard is a highlight, featuring a sunny concrete patio, an oversized double garage, and gated RV parking. This property combines quality craftsmanship with an unbeatable location, making it a standout choice. Schedule your private viewing today to experience its unparalleled value.

Built in 1960

## Essential Information



MLS® #	A2222443
Price	\$559,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2439 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1L1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Shingle
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 22nd, 2025  
Days on Market        7  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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