

\$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 | 4 |
| Zoning | R-CG |

Listing Details

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

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