

# \$539,900 - 2439 46 Street Se, Calgary

MLS® #A2228707

**\$539,900**

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

Forest Lawn, Calgary, Alberta

Calling all first-time home buyers, savvy investors, and visionary builders! Discover an extraordinary gem in the vibrant heart of Forest Lawn—a residence that redefines excellence in this rejuvenated community. This stunning 4-bedroom, 2-bathroom masterpiece boasts a fully permitted LEGAL suite, unlocking endless possibilities for comfortable living or lucrative income potential. Nestled on a serene street, this home is mere steps from a sprawling park and playground, with top-rated schools, trendy shops, and everyday conveniences just a short stroll away. Its striking curb appeal captivates from the moment you arrive, with sophisticated stucco, natural stone, and cedar shake accents, paired with energy-efficient PVC low-E windows that blend style and sustainability. Step inside to a radiant, open-concept interior that exudes modern elegance. Renovated with sleek flooring, contemporary paint, updated windows and doors, and bathrooms, every detail reflects meticulous craftsmanship. The fully renovated lower-level LEGAL suite mirrors the same impeccable standard, offering flexibility for guests, tenants, or extended family. The expansive west-facing backyard is your private oasis, basking in sunlight and featuring a chic concrete patio, an oversized double garage, and gated RV parking—perfect for entertaining or relaxing in style. This rare combination of premium upgrades, prime location, and versatile potential makes this home an absolute



must-see. Don't miss your chance to own this unparalleled treasure! Schedule your exclusive private tour today and step into a world of opportunity and refined living.

Built in 1960

**Essential Information**

MLS® #	A2228707
Price	\$539,900
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
Heating	Central
Cooling	None

Has Basement	Yes
Basement	See Remarks, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	28
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.