

# \$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
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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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