

\$474,000 - 1609 46 Street Nw, Calgary

MLS® #A2263125

\$474,000

3 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.08 Acres

Montgomery, Calgary, Alberta

**** OPEN HOUSE Sunday Nov 2 from 2-4pm****

Discover the best of inner-city living in this bright and welcoming 1½ duplex, ideally located just steps from the river pathways and all the amenities of Shouldice Park. With a total of 1,594 sq. ft. of living space, this home offers the perfect blend of comfort, function, and location.

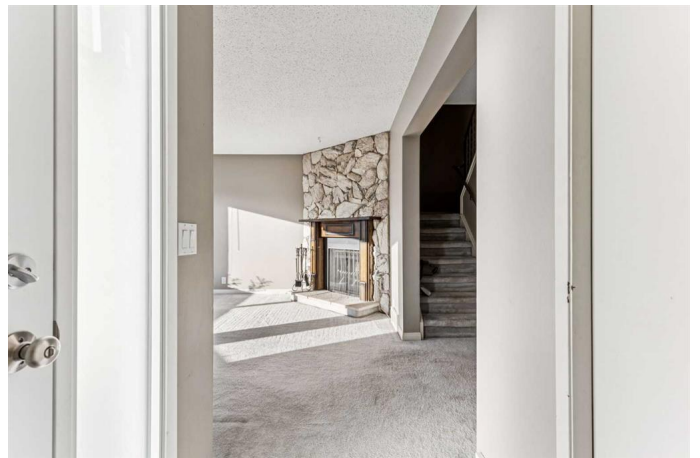
The SE-facing exposure fills the home with natural light, while raised garden beds in the front add charm and curb appeal. Inside, you'll find a spacious, sun-filled living room featuring a cozy wood-burning fireplace, a dining room with patio doors leading to the rear deck, and a functional U-shaped kitchen with a handy pantry. A convenient 2-piece bath completes the main floor.

Upstairs, there are three comfortable bedrooms and a 4-piece bathroom, ideal for families or guests. The lower level includes a recreation room and an additional flex room—perfect for a home office, gym, or hobby space.

Enjoy inner-city convenience with quick access to shops, restaurants, and major routes, plus easy access west for your mountain adventures.

Upgrades include: new front door and triple glazed bay window in 2024, newer vinyl windows, high-efficiency furnace, and hot water tank.

Inner-city living steps from the river—make this your new home today!



Built in 1976

Essential Information

MLS® #	A2263125
Price	\$474,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,126
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1609 46 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1A8

Amenities

Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes

Basement Full

Exterior

Exterior Features Garden
Lot Description Back Lane, Garden, Rectangular Lot
Roof Asphalt Shingle
Construction Metal Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025
Days on Market 30
Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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