

\$1,275,000 - 1731 46 Avenue Sw, Calgary

MLS® #A2266569

\$1,275,000

3 Bedroom, 2.00 Bathroom, 1,380 sqft
Residential on 0.14 Acres

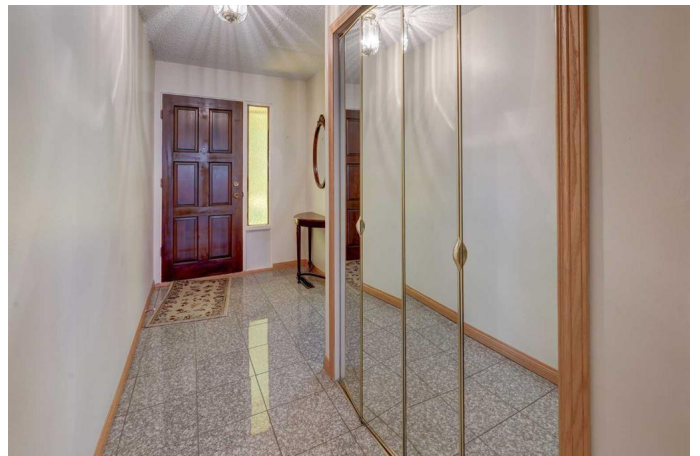
Altadore, Calgary, Alberta

Solid Bungalow almost 1400 sq. ft. Located in the desirable community of Altadore surrounded by gorgeous homes. This Prime Location is perfect for as a Builder or Renovator Opportunity. Nice, quiet, wide street. with a South-facing backyard, mid-block location. Only one block from the park and walking distance to River Park and Glenmore Athletic Park. Open layout with two spacious bedrooms upstairs and one downstairs, plus two fireplaces. Oversized 24x22 garage. The property features a nicely landscaped yard that enhances both curb appeal and outdoor enjoyment, offering a lush green space. Mature trees and thoughtfully chosen plants provide privacy and beauty throughout every season.

Built in 1953

Essential Information

MLS® #	A2266569
Price	\$1,275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	1731 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2R6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), See Remarks, Track Lighting
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Stone, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Other, Playground
Lot Description	Back Lane, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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.