\$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

Discover the best of inner-city living in this bright and welcoming $\hat{A}\frac{1}{2}$ 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'II 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.

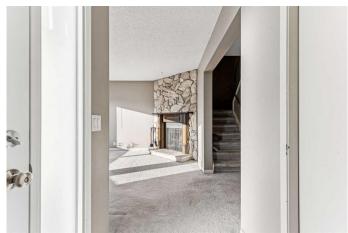
Upstairs, there are three comfortable bedrooms and a 4-piece bathroom, ideal for families or guests. The lower level includes a recreation room and an additional flex roomâ€"perfect for a home office, gym, or hobby space.

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 riverâ€"make this your new home today!







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 Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric

Range

Heating High Efficiency, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Lane, Garden, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 10

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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