

# \$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
-------------------	-------

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	25
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

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.