

\$1,025,000 - 1604 46 Street Nw, Calgary

MLS® #A2225535

\$1,025,000

4 Bedroom, 5.00 Bathroom, 2,831 sqft

Residential on 0.08 Acres

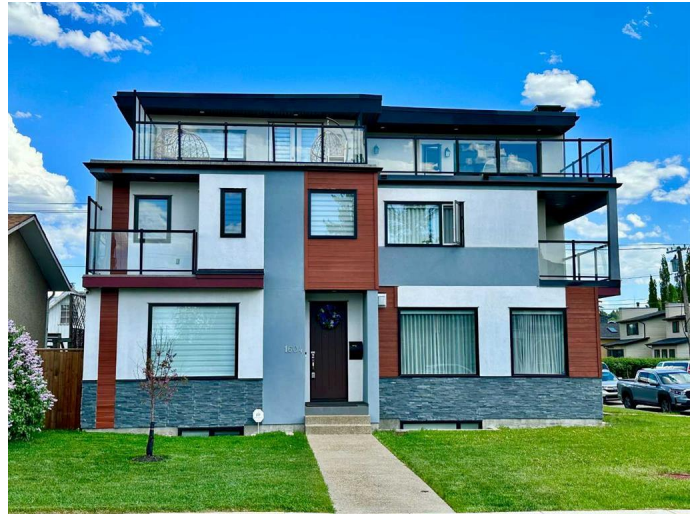
Montgomery, Calgary, Alberta

A rare, well-appointed spacious home in the heart of Montgomery Over 3,800 Sq Ft of comfortable living spaces.

Welcome to this well updated and well-maintained 3 story home in the desirable community of Montgomery, located just a few minutes from many different amenities like, Market Mall, Safeway, Superstore, Children's Hospital, Foothill Hospital, University of Calgary and famous restaurants. also steps away from Bow River walking trails and many different sports facilities.

This home is thoughtfully upgraded with comforts and style in mind, like A brand new large capacity heat pump to provide comfortable living environments while keeping energy consumption at its lowest possible, luxury Canadian maple hardwood floors all 3 stories, New LED lightings, a new extra refrigerator, surveillance systems with 4 cameras with continuous recording Hard drive. 2 doorbell cameras, alarm system, new washer and dryer, wine cellar refrigerators, Kinetico water softener, dechlorinator and water purification system. and Hunter Douglas zebra window covering in entire windows in the house, which was recently freshly painted.

The living and dining areas of this home are south facing open, bright and practical for everyday living. The kitchen has a large sparkling white quartz countertop island with



plenty of storage spaces, extra cabinets in front and back and a rare walk-in pantry is also a lovable feature.

Second level features two large primary bedrooms, each with its own walk-in closet and ensuite bathroom.

Third level includes another bedroom, a flexible office space and access to a rooftop patio with views.

Fully finished basement offers a large wet bar and full 4-pieces bathroom, suitable for guests or family use with a walk-in closet, with infloor heating.

Donâ€™t miss out on the opportunity to own this extraordinary home that combines quality, design, and a prime location.

Built in 2013

Essential Information

MLS® #	A2225535
Price	\$1,025,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,831
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	1604 46 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 1A9
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Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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