



GRASSROOTS
REALTY GROUP

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2706, 46 SE Street SE
Calgary, Alberta

MLS # A2334025



\$440,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	971 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: fridge stove washer dryer

A great opportunity to own one side or both this duplex has a secondary two-bedroom legal lower suite that been recently renovated main floor has long term tenants. Call your favorite realtor to view!