



**GRASSROOTS**  
REALTY GROUP

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2708, 46 street Street SE  
Calgary, Alberta

MLS # A2334035



**\$440,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                                   |               |                   |
| <b>Type:</b>     | Residential/Duplex                      |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level         |               |                   |
| <b>Size:</b>     | 967 sq.ft.                              | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Stall                       |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                               |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, Street Lighting, Treed |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Cedar | <b>Zoning:</b>    | RC-G |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home         |                   |      |

**Inclusions:** stove, fridge, dryer, washer

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!