

# \$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

**\*\* OPEN HOUSE Sunday Nov 16 from 2-4pm\*\*** Discover the best of inner-city living in this bright and welcoming 1½ 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.

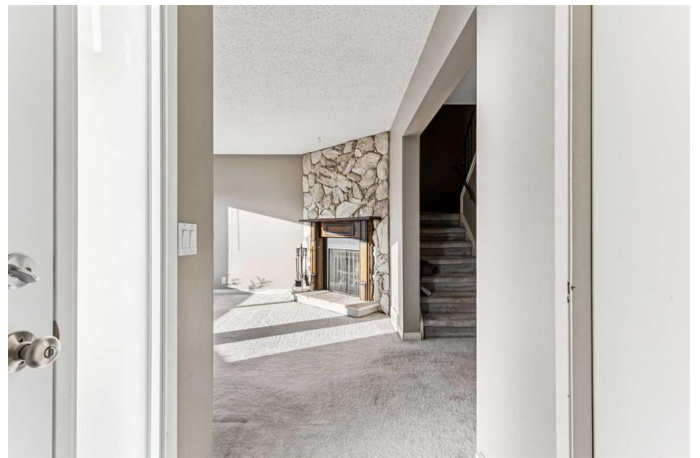
The SE-facing exposure fills the home with natural light, while raised garden beds in the front add charm and curb appeal. Inside, you'll find a spacious, sun-filled living room featuring a cozy wood-burning fireplace, a dining room with patio doors leading to the rear deck, and a functional U-shaped 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 room—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 river—make this your new home today!



Built in 1976

## 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        | Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                             |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                |
| Has Basement      | Yes                                                                      |

Basement                      Full

**Exterior**

Exterior Features      Garden  
Lot Description        Back Lane, Garden, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Metal Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 7th, 2025  
Days on Market        39  
Zoning                    R-CG

**Listing Details**

Listing Office            MaxWell Capital Realty

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