

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

MLS® #A2259319

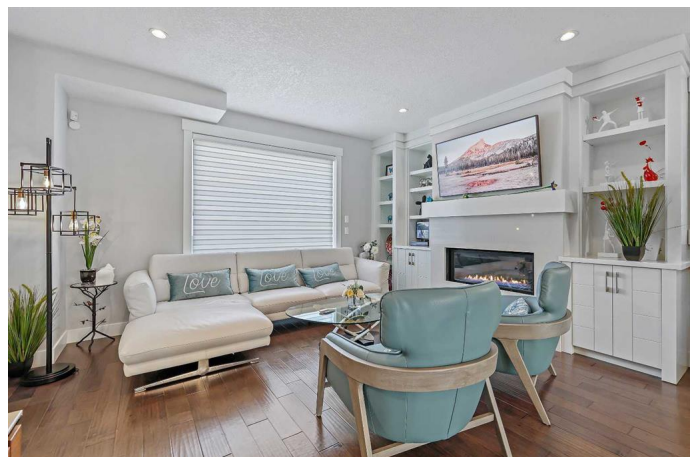
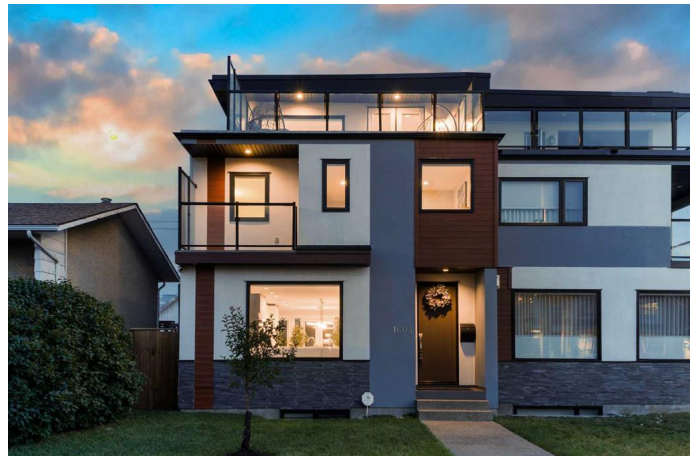
\$1,025,000

4 Bedroom, 5.00 Bathroom, 2,849 sqft

Residential on 0.08 Acres

Montgomery, Calgary, Alberta

A rare opportunity in Montgomery â€” semi-detached home stands out with four fully finished levels, nearly 4000 sqft of developed living space, a private balcony, and a long list of premium upgrades. Steps from the Bow River pathway, Shouldice Park, Market Mall, and minutes to both Foothills and Children's Hospital, this location is as connected as it is private. Inside, the home is finished with luxury Canadian maple hardwood on all upper levels, layered lighting (including updated LED fixtures), and fresh paint throughout. The main floor showcases a sleek chef's kitchen with JennAir stainless steel appliances, including a gas cooktop, built-in oven, chimney hood fan, and integrated microwave. A full walk-in pantry, with double doors, and extended island with waterfall quartz complete the space. The spacious living area offers floor-to-ceiling windows and a gas fireplace framed by custom tile. The second level hosts dual primary suites, each with walk-in closets and five-piece ensuites featuring full tile, deep tubs, and separate glass showers. A bonus room with custom built-in shelving and a full laundry room with storage complete this level. On the top floor, a third bedroom, with its own 5 pc ensuite, walk in closet, and dedicated office that's open to a private rooftop balcony with unobstructed views. The fully developed basement includes a fourth bedroom, full bath, in-floor heating, large rec room with wet bar and beverage fridge, and extra storage. Additional upgrades include: newer



high-capacity heat pump system, Kinetico water softener, dechlorinator, purified drinking tap, security cameras (x4), dual doorbell cams, Hunter Douglas window coverings and a freshly painted interior. Detached garage and landscaped yard, with a large deck and beautifully tended garden complete the package.

Built in 2013

Essential Information

MLS® #	A2259319
Price	\$1,025,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,849
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1604 46 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Walk-In Closet(s), Track Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Misting System, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, Street Lighting
Roof	Membrane, Rubber
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete 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.