

\$679,000 - 2201 46 Street Se, Calgary

MLS® #A2196394

\$679,000

3 Bedroom, 2.00 Bathroom, 912 sqft
Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Attention Developers and builders. 55 x 120 ft Corner lot HGO zoning 5 row homes with 5 legal suites and detached garage. with Approved Development permit. This sleek contemporary looking 5 plex is designed by Faas Architecture. House is currently rented to one tenant. Call for more information

Built in 1959

Essential Information

MLS® #	A2196394
Price	\$679,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2201 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta



2201 46th STREET S.E.

DEVELOPMENT PERMIT SET

SEPTEMBER 13, 2024

DRAWING LIST

SP100	GENERAL NOTES
SP101	SECTION 1 - EXTERIOR
SP102	SECTION 2 - EXTERIOR
SP103	SECTION 3 - EXTERIOR
SP104	SECTION 4 - EXTERIOR
SP105	SECTION 5 - EXTERIOR
SP106	SECTION 6 - EXTERIOR
SP107	SECTION 7 - EXTERIOR
SP108	SECTION 8 - EXTERIOR
SP109	SECTION 9 - EXTERIOR
SP110	SECTION 10 - EXTERIOR
SP111	SECTION 11 - EXTERIOR
SP112	SECTION 12 - EXTERIOR
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SP198	SECTION 98 - EXTERIOR
SP199	SECTION 99 - EXTERIOR
SP200	SECTION 100 - EXTERIOR

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 4 PLAN 10000
MUNICIPAL:	2201 46TH STREET S.E.
CITY:	CALGARY
PROJECT NO.:	10000
CLIENT:	10000
DATE:	10000

RGO BY-LAW REGULATIONS

REGULATIONS:	PERMITTED:
SECTION 10.1:	1.0M
SECTION 10.2:	1.0M
SECTION 10.3:	1.0M
SECTION 10.4:	1.0M
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Postal Code T2B1K7

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Laminate Counters
Appliances Dishwasher, Electric Stove, Refrigerator
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Corner Lot
Roof Asphalt
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2025
Days on Market 47
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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