

\$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		PROJECT INFORMATION:		R300 BY-LAW REGULATIONS	
DRAWING LIST		R300 REGULATIONS:		REGULATORY NOTES:	
SP000 ZONING		LEGAL: LOT 21 BLOCK 15 PLAN 487818		REGULATIONS 487818 FOR DEVELOPMENT ON SITE	
SP001 EXISTING		MUNICIPAL: 2201 46th STREET S.E.		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP002 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP003 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP004 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP005 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP006 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP007 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP008 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP009 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP010 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP011 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP012 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP013 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP014 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP015 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
SP016 EXISTING		CALGARY		TOTAL RESIDENTIAL SUITES 14 SUITES PROPOSED	
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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 40
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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