

\$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

SP-001	GENERAL NOTES
SP-002	SECTION 1 - EXTERIOR WALLS
SP-003	SECTION 2 - EXTERIOR WALLS
SP-004	SECTION 3 - EXTERIOR WALLS
SP-005	SECTION 4 - EXTERIOR WALLS
SP-006	SECTION 5 - EXTERIOR WALLS
SP-007	SECTION 6 - EXTERIOR WALLS
SP-008	SECTION 7 - EXTERIOR WALLS
SP-009	SECTION 8 - EXTERIOR WALLS
SP-010	SECTION 9 - EXTERIOR WALLS
SP-011	SECTION 10 - EXTERIOR WALLS
SP-012	SECTION 11 - EXTERIOR WALLS
SP-013	SECTION 12 - EXTERIOR WALLS
SP-014	SECTION 13 - EXTERIOR WALLS
SP-015	SECTION 14 - EXTERIOR WALLS
SP-016	SECTION 15 - EXTERIOR WALLS
SP-017	SECTION 16 - EXTERIOR WALLS
SP-018	SECTION 17 - EXTERIOR WALLS
SP-019	SECTION 18 - EXTERIOR WALLS
SP-020	SECTION 19 - EXTERIOR WALLS
SP-021	SECTION 20 - EXTERIOR WALLS
SP-022	SECTION 21 - EXTERIOR WALLS
SP-023	SECTION 22 - EXTERIOR WALLS
SP-024	SECTION 23 - EXTERIOR WALLS
SP-025	SECTION 24 - EXTERIOR WALLS
SP-026	SECTION 25 - EXTERIOR WALLS
SP-027	SECTION 26 - EXTERIOR WALLS
SP-028	SECTION 27 - EXTERIOR WALLS
SP-029	SECTION 28 - EXTERIOR WALLS
SP-030	SECTION 29 - EXTERIOR WALLS
SP-031	SECTION 30 - EXTERIOR WALLS
SP-032	SECTION 31 - EXTERIOR WALLS
SP-033	SECTION 32 - EXTERIOR WALLS
SP-034	SECTION 33 - EXTERIOR WALLS
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SP-098	SECTION 97 - EXTERIOR WALLS
SP-099	SECTION 98 - EXTERIOR WALLS
SP-100	SECTION 99 - EXTERIOR WALLS
SP-101	SECTION 100 - EXTERIOR WALLS

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 14 PLAN 97814
MUNICIPAL:	2201 46TH STREET S.E. CALGARY
CADASTRAL:	1000071400
OWNER:	1000071400
DESIGNER:	FAAS ARCHITECTURE

PROPOSED EXISTING BUILDING AREA

FLOOR:	1000071400
AREA:	1000071400
PERMITS:	1000071400
DATE:	1000071400
BY:	1000071400

FGO BY-LAW REGULATIONS

REGULATIONS:	1000071400
PERMITS:	1000071400
DATE:	1000071400
BY:	1000071400

REGULATORY NOTES

REGULATIONS:	1000071400
PERMITS:	1000071400
DATE:	1000071400
BY:	1000071400



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 44
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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