

\$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-000	COVER
SP-001	BLOCK PLAN
SP-002	SITE DETAILS
SP-100	SITE PLAN
SP-101	SECONDARY SITE PLAN
SP-102	MAIN LEVEL FLOOR PLAN
SP-103	SECOND LEVEL FLOOR PLAN
SP-104	THIRD LEVEL FLOOR PLAN
SP-105	ROOF PLAN
SP-106	INDOOR MOBILITY STORAGE PLAN
SP-107	MOBILITY STORAGE ELEVATIONS AND SECTIONS
SP-200	ELEVATIONS
SP-201	ELEVATIONS
SP-300	BUILDING SECTIONS
SP-400	YARDS AND WALKWAYS
SP-101	LANDSCAPE PLAN
S-01	SURVEY PLAN

Postal Code	T2B1K7
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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	55
Zoning	H-GO

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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