

# \$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	PROJECT INFORMATION:	REGULATORY REGULATIONS	REGULATORY NOTES
0100 GENERAL NOTES 0200 SITE PLAN 0300 FLOOR PLAN 0400 EXTERIOR ELEVATIONS 0500 SECTION AND DETAIL 0600 LIGHTING PLAN 0700 LANDSCAPE PLAN 0800 UTILITY AND SERVICE CONNECTIONS 0900 SIGNAGE 1000 CONSTRUCTION SPECIFICATIONS 1100 SCHEDULES	<b>LEGAL:</b> LOT 21 BLOCK 4 PLAN 62034 <b>MUNICIPAL:</b> 2201 46TH STREET S.E., CALGARY, ALBERTA <b>OWNER:</b> [REDACTED] <b>DESIGNER:</b> FAAS ARCHITECTURE <b>PROPOSED/EXISTING BUILDING AREA</b> FLOOR AREA: 912 SQ. FT. EXISTING: 2012 SQ. FT. NEW: 2012 SQ. FT. <b>TOTAL:</b> 4024 SQ. FT.	<b>REGULATORY REGULATIONS:</b> HURSTVILLE: 100% PERMITTED RESIDENTIAL: 100% PERMITTED ACCESSORY: 100% PERMITTED SIDE WALKWAY: 100% PERMITTED SIGNAGE: 100% PERMITTED <b>REGULATORY NOTES:</b> HURSTVILLE: 100% PERMITTED RESIDENTIAL: 100% PERMITTED ACCESSORY: 100% PERMITTED SIDE WALKWAY: 100% PERMITTED SIGNAGE: 100% PERMITTED	<b>REGULATORY NOTES:</b> HURSTVILLE: 100% PERMITTED RESIDENTIAL: 100% PERMITTED ACCESSORY: 100% PERMITTED SIDE WALKWAY: 100% PERMITTED SIGNAGE: 100% PERMITTED



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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