

\$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	GROUND PLAN
SP 002	SITE DETAILS
SP 003	SITE PLAN
SP 004	SECONDARY SITE PLAN
SP 005	MAIN LEVEL FLOOR PLAN
SP 006	SECOND LEVEL FLOOR PLAN
SP 007	THIRD LEVEL FLOOR PLAN
SP 008	ROOF PLAN
SP 009	PARKING & MOBILITY STORAGE PLAN
SP 010	MOBILITY STORAGE ELEVATIONS AND SECTIONS
SP 011	ELEVATIONS
SP 012	ELEVATIONS
SP 013	BUILDING SECTIONS
SP 014	VEHICLE AND MATERIALS
SP 015	LANDSCAPE PLAN
SP 016	SURVEY PLAN

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 59
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.