

\$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	FOUNDATION
SP-003	1ST FLOOR
SP-004	2ND FLOOR
SP-005	ROOF PLAN
SP-006	SECTION A-A
SP-007	SECTION B-B
SP-008	SECTION C-C
SP-009	SECTION D-D
SP-010	SECTION E-E
SP-011	SECTION F-F
SP-012	SECTION G-G
SP-013	SECTION H-H
SP-014	SECTION I-I
SP-015	SECTION J-J
SP-016	SECTION K-K
SP-017	SECTION L-L
SP-018	SECTION M-M
SP-019	SECTION N-N
SP-020	SECTION O-O
SP-021	SECTION P-P
SP-022	SECTION Q-Q
SP-023	SECTION R-R
SP-024	SECTION S-S
SP-025	SECTION T-T
SP-026	SECTION U-U
SP-027	SECTION V-V
SP-028	SECTION W-W
SP-029	SECTION X-X
SP-030	SECTION Y-Y
SP-031	SECTION Z-Z

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 8 PLAN 433/2014
MUNICIPAL:	2201 46th STREET S.E. CALGARY AB T2C 1K6
CADASTRAL:	14602733
OWNER:	...

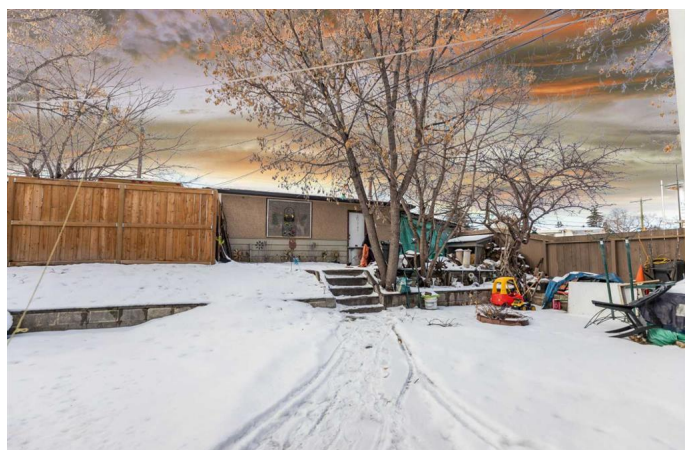
RGO BY-LAW REGULATIONS

MAXIMUM HEIGHT:	12.0M
MAXIMUM NUMBER OF STOREYS:	3
MAXIMUM SETBACK:	1.0M
MINIMUM SETBACK:	1.0M
MINIMUM FRONT SETBACK:	1.0M
MINIMUM SIDE SETBACK:	1.0M
MINIMUM REAR SETBACK:	1.0M
MINIMUM SIDE SETBACK:	1.0M
MINIMUM REAR SETBACK:	1.0M
MINIMUM FRONT SETBACK:	1.0M
MINIMUM SIDE SETBACK:	1.0M
MINIMUM REAR SETBACK:	1.0M

REGULATORY NOTES

REGULATORY NOTES:	...
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FLOOR:	...
AREA:	...
VOLUME:	...
PERCENTAGE:	...
TOTAL FLOOR AREA:	...
TOTAL VOLUME:	...
TOTAL PERCENTAGE:	...



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 43
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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