

\$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

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|----------------|-------------|
| 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 | 3RD FLOOR |
| SP-006 | 4TH FLOOR |
| SP-007 | 5TH FLOOR |
| SP-008 | MECHANICAL |
| SP-009 | ELECTRICAL |
| SP-010 | PLUMBING |
| SP-011 | LANDSCAPE |
| SP-012 | CONCRETE |
| SP-013 | IRONWORK |
| SP-014 | PAINT |
| SP-015 | GLASS |
| SP-016 | ROOFING |
| SP-017 | MECHANICAL |
| SP-018 | ELECTRICAL |
| SP-019 | PLUMBING |
| SP-020 | LANDSCAPE |
| SP-021 | CONCRETE |
| SP-022 | IRONWORK |
| SP-023 | PAINT |
| SP-024 | GLASS |
| SP-025 | ROOFING |
| SP-026 | MECHANICAL |
| SP-027 | ELECTRICAL |
| SP-028 | PLUMBING |
| SP-029 | LANDSCAPE |
| SP-030 | CONCRETE |
| SP-031 | IRONWORK |
| SP-032 | PAINT |
| SP-033 | GLASS |
| SP-034 | ROOFING |
| SP-035 | MECHANICAL |
| SP-036 | ELECTRICAL |
| SP-037 | PLUMBING |
| SP-038 | LANDSCAPE |
| SP-039 | CONCRETE |
| SP-040 | IRONWORK |
| SP-041 | PAINT |
| SP-042 | GLASS |
| SP-043 | ROOFING |
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| SP-045 | ELECTRICAL |
| SP-046 | PLUMBING |
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| SP-413 | MECHANICAL |
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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 47
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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