

# \$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

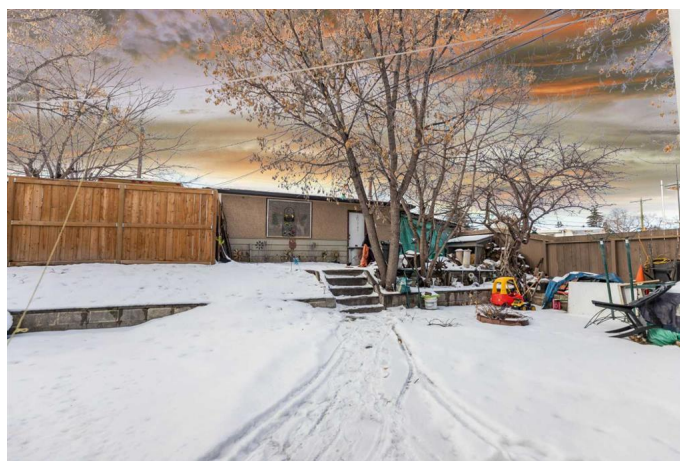
Address	2201 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta



2201 46th STREET S.E.

### DEVELOPMENT PERMIT SET

<p>SEPTEMBER 13, 2024</p> <p><b>DRAWING LIST</b></p> <p>SP-000 GENERAL NOTES</p> <p>SP-001 EXISTING PLAN</p> <p>SP-002 EXISTING ELEVATIONS</p> <p>SP-003 EXISTING SECTION</p> <p>SP-004 EXISTING SITE PLAN</p> <p>SP-005 EXISTING UTILITIES</p> <p>SP-006 EXISTING FOUNDATION</p> <p>SP-007 EXISTING ROOF PLAN</p> <p>SP-008 EXISTING MECHANICAL</p> <p>SP-009 EXISTING ELECTRICAL</p> <p>SP-010 EXISTING PLUMBING</p> <p>SP-011 EXISTING SANITARY</p>	<p><b>PROJECT INFORMATION:</b></p> <p>LEGAL: LOT 21 BLOCK 16 PLAN 20168</p> <p>MUNICIPAL: 2201 46TH STREET S.E. CALGARY</p> <p>OWNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>PROPOSED EXISTING BUILDING AREA</p> <p>FLOOR: [REDACTED]</p> <p>WALL: [REDACTED]</p> <p>CEILING: [REDACTED]</p> <p>ROOF: [REDACTED]</p> <p>MECHANICAL: [REDACTED]</p> <p>ELECTRICAL: [REDACTED]</p> <p>PLUMBING: [REDACTED]</p> <p>SANITARY: [REDACTED]</p>	<p><b>REGULATORY REGULATIONS</b></p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p>	<p><b>MUNICIPAL REGULATIONS</b></p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p> <p>REGULATORY REGULATIONS</p>
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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 41  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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