

\$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	3RD FLOOR
SP-006	4TH FLOOR
SP-007	5TH FLOOR
SP-008	MECHANICAL, ELECTRICAL, PLUMBING AND SANITARY (MEP/S)
SP-009	LANDSCAPE ARCHITECTURE
SP-010	CONCRETE
SP-011	WOODWORK
SP-012	PAINT
SP-013	GLASS
SP-014	IRONWORK
SP-015	STEEL
SP-016	SMOKE EXHAUST
SP-017	MECHANICAL
SP-018	ELECTRICAL
SP-019	PLUMBING
SP-020	SANITARY

PROJECT INFORMATION:

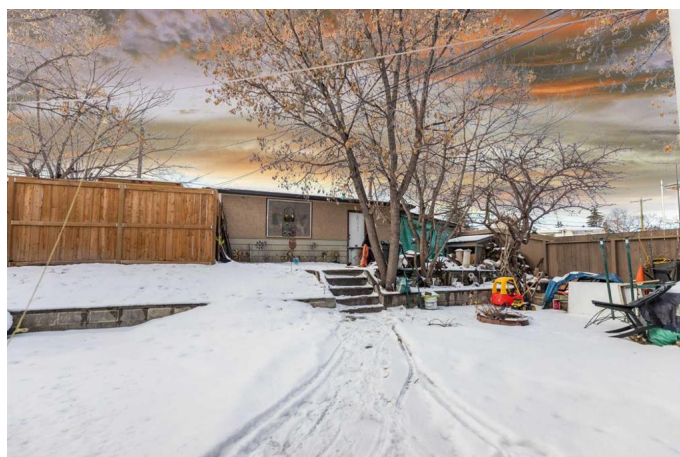
LEGAL:	LOT 21 BLOCK 14 PLAN 2014
MUNICIPAL:	2201 46TH STREET S.E. CALGARY
OWNER:	2201 46TH STREET S.E. CALGARY
DESIGNER:	FAAS ARCHITECTURE
DATE:	SEPTEMBER 13, 2024

RGO BY-LAW REGULATIONS

REGULATIONS:	PROPOSED:
MAXIMUM HEIGHT:	12M
MAXIMUM FOOTING:	1.5M
MAXIMUM SETBACK:	1.5M
MAXIMUM LOT COVERAGE:	1.5M
MAXIMUM LOT AREA:	1.5M
MAXIMUM LOT WIDTH:	1.5M
MAXIMUM LOT DEPTH:	1.5M
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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 37
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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