# \$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



#### **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, 2004 DRAWING LIST:

SEPTEMBER 11, 2004

PRIMARY LETT

FOR EXAMPLE LE

PROJECT INFOMMATION

MARCA ACCRES

LIGHT. OF 78 BLOCKS, RAWNING

MANOCHAL BORNING THE COLORS

COLORS THE COLOR

PROPOSED GROSS BULDING AREA
FLOOR SERVER AREA REMINISTRAÇÃO
LONGIT 2012 No. DETH 45
IECOSO 2012 NO. LOTO NO.
THORD 2012 NO. DEH 45

H-GO SYLAW RECGRATIONS

BULDING STRANCES

PROMITING

BOTH (NOS 11 AVE 85)

BAS (PROMI 42 TES)

BOTH (SOS (A GARBORY)

130

WEST (REAR LAME)

120

SEE (SECTION) 6.69

(SEE (SECTION) 1.29

FRANCE, COMMANGE

FRANCE,

VENEZULAI PARIONE

PROCESSO 4-5 ETILLI, E PRE DAVILLACI ONE DI BITTE
O MINE 1-5 ETILLI, E PRE DAVILLACI ONE DI BITTE
O MINE 1-5 ETILLI, E STANDALI SA PROPRIEDO

RECURRO 3-5 ETILLI, E STANDALI SA PROPRIEDO

RECURRO 3-5 ETILLI, E STANDALI SA PROPRIEDO

RECURRO 3-5 ETILLI, E STANDALI SA PROPRIEDO

SONIELI (5-10-000 STANDALI SA PROPRIEDO STANL

SONIELI (5-10-000 STANL-3-11-000 STANL

TOTAL A REGILAI FORMORIO (10-000 STANL

TOTAL A REGILAI FORMORIO (10-000 STANL

STANDALI SA PROPRIEDO STANL

SONIELI SA PRO

INCIDE PARRIESTELLS

DOLLET I DECLE PRINCE DELLE - QUES I FOR UNT ON

DOLLET ANY DIE I LLOCATIO A PARRIES STRU, OR MODELTY

DORLE LOCATIO

OTHER LOCATIO A PARRIES STRU, OR MODELTY

OTHER LOCATIO A PARRIES STRUMBER

OTHER LOCATION

NOTION

TOWNSOLICE

TOWNSOL





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 56

Zoning H-GO

#### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.