

# \$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	SECTION 1 - EXISTING
SP-003	SECTION 2 - PROPOSED
SP-004	SECTION 3 - EXISTING
SP-005	SECTION 4 - PROPOSED
SP-006	SECTION 5 - EXISTING
SP-007	SECTION 6 - PROPOSED
SP-008	SECTION 7 - EXISTING
SP-009	SECTION 8 - PROPOSED
SP-010	SECTION 9 - EXISTING
SP-011	SECTION 10 - PROPOSED
SP-012	SECTION 11 - EXISTING
SP-013	SECTION 12 - PROPOSED
SP-014	SECTION 13 - EXISTING
SP-015	SECTION 14 - PROPOSED
SP-016	SECTION 15 - EXISTING
SP-017	SECTION 16 - PROPOSED
SP-018	SECTION 17 - EXISTING
SP-019	SECTION 18 - PROPOSED
SP-020	SECTION 19 - EXISTING
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SP-024	SECTION 23 - EXISTING
SP-025	SECTION 24 - PROPOSED
SP-026	SECTION 25 - EXISTING
SP-027	SECTION 26 - PROPOSED
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SP-029	SECTION 28 - PROPOSED
SP-030	SECTION 29 - EXISTING
SP-031	SECTION 30 - PROPOSED
SP-032	SECTION 31 - EXISTING
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SP-036	SECTION 35 - EXISTING
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SP-038	SECTION 37 - EXISTING
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SP-100	SECTION 99 - EXISTING
SP-101	SECTION 100 - PROPOSED

#### PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 14 PLAN 1000000
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

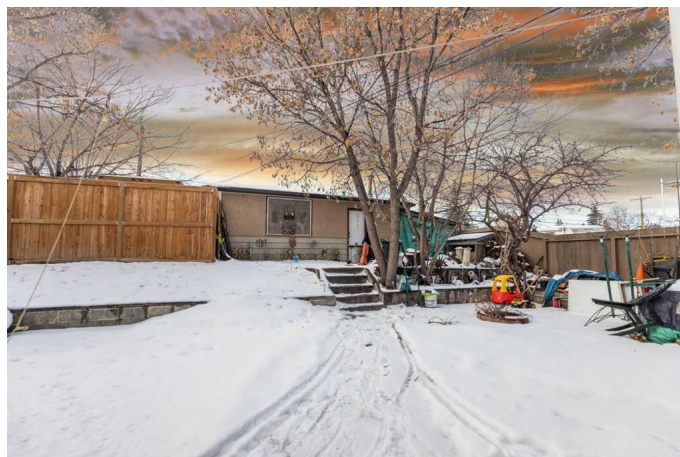
REGULATIONS:	PROPOSED:
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#### PROPOSED OVER BUILDING AREA

FLOOR:	GROUND AREA OVER BUILDING
1ST FLOOR:	200.00 sqm (215.27 sq ft)
2ND FLOOR:	200.00 sqm (215.27 sq ft)
3RD FLOOR:	200.00 sqm (215.27 sq ft)
TOTAL:	600.00 sqm (645.81 sq ft)



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 42  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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