

# \$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

SP100	GENERAL NOTES
SP101	SECTION 1
SP102	SECTION 2
SP103	SECTION 3
SP104	SECTION 4
SP105	SECTION 5
SP106	SECTION 6
SP107	SECTION 7
SP108	SECTION 8
SP109	SECTION 9
SP110	SECTION 10
SP111	SECTION 11
SP112	SECTION 12
SP113	SECTION 13
SP114	SECTION 14
SP115	SECTION 15
SP116	SECTION 16
SP117	SECTION 17
SP118	SECTION 18
SP119	SECTION 19
SP120	SECTION 20
SP121	SECTION 21
SP122	SECTION 22
SP123	SECTION 23
SP124	SECTION 24
SP125	SECTION 25
SP126	SECTION 26
SP127	SECTION 27
SP128	SECTION 28
SP129	SECTION 29
SP130	SECTION 30
SP131	SECTION 31
SP132	SECTION 32
SP133	SECTION 33
SP134	SECTION 34
SP135	SECTION 35
SP136	SECTION 36
SP137	SECTION 37
SP138	SECTION 38
SP139	SECTION 39
SP140	SECTION 40
SP141	SECTION 41
SP142	SECTION 42
SP143	SECTION 43
SP144	SECTION 44
SP145	SECTION 45
SP146	SECTION 46
SP147	SECTION 47
SP148	SECTION 48
SP149	SECTION 49
SP150	SECTION 50

#### PROJECT INFORMATION

LEGAL	LOT 21 BLOCK 8 PLAN 12414
MUNICIPAL	2201 46th STREET S.E. CALGARY
CDM/ARCHITECT	FAAS ARCHITECTURE
CLIENT/OWNER	...

#### FGO BY-LAW REGULATIONS

REGULATIONS	PERMITTED
MAXIMUM HEIGHT	12M
MAXIMUM SETBACK	1.5M
MAXIMUM GROUND COVER	15%
MAXIMUM LOT COVER	15%
MAXIMUM LOT AREA	15%

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#### PROPOSED OVER BUILDING AREA

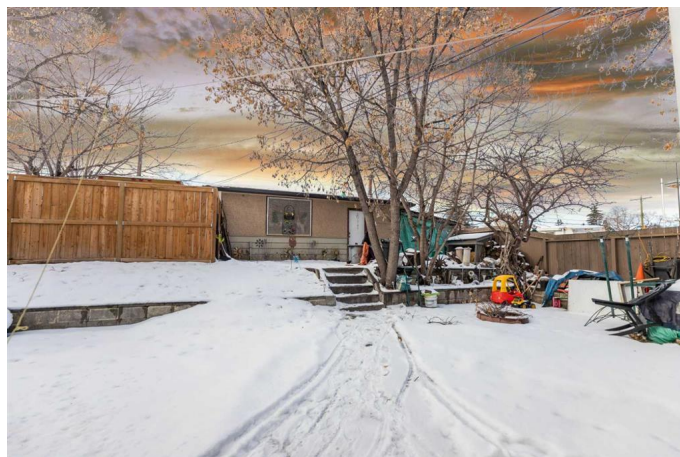
FLOOR	OVER 300 SQ M
AREA	300 SQ M
VOLUME	300 SQ M
PERCENT	100%
TOTAL	300 SQ M
AREA TOTAL	300 SQ M

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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 48  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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