

# \$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
SP-002	SECTION
SP-003	SECTION
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#### PROJECT INFORMATION

LEGAL	LOT 21 BLOCK 2 PLAN 1000000
ADDRESS	2201 46th STREET S.E.
CITY	CALGARY
PROVINCE	ALBERTA
POSTAL CODE	T2C 1K5

#### PROPOSED CHANGES

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Postal Code	T2B1K7
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### 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	65
Zoning	H-GO

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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