

\$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

NO. 0100 GENERAL NOTES
0101 ERECTION
0102 ELECTRICAL
0103 MECHANICAL
0104 PLUMBING
0105 ROOFING
0106 EXTERIOR FINISHES
0107 INTERIOR FINISHES
0108 PAINTING
0109 LANDSCAPING
0110 HARDWARE
0111 SANITARY
0112 SIGNAGE
0113 LIGHTING

PROJECT INFORMATION:

LEGAL: LOT 31 BLOCK 14 PLAN 974114
MUNICIPAL: 2024-001-0000-01-01
CITY OF CALGARY

OWNER: MRS. J. K. SMITH

DESIGNER: J. K. SMITH

DATE: 09/13/2024

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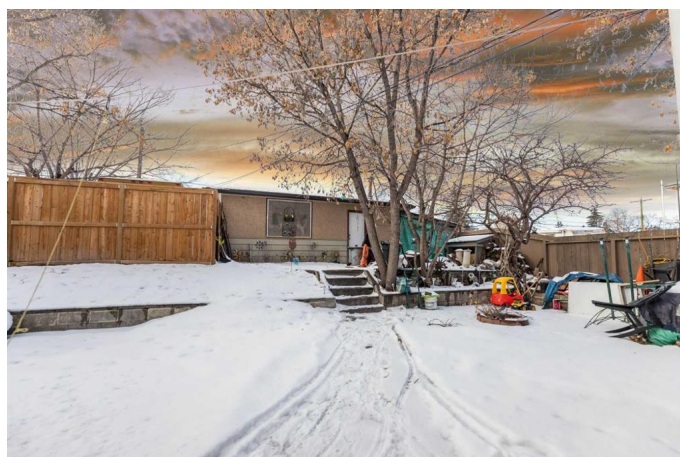
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Postal Code T2B1K7

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 42
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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