

\$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	FOUNDATION
SP-003	CONCRETE
SP-004	WOODWORK
SP-005	MECHANICAL
SP-006	ELECTRICAL
SP-007	PLUMBING
SP-008	PAINT
SP-009	LANDSCAPE
SP-010	ASBESTOS
SP-011	MOISTURE BARRIER
SP-012	SMOKE EXHAUST
SP-013	SMOKE EXHAUST
SP-014	SMOKE EXHAUST
SP-015	SMOKE EXHAUST
SP-016	SMOKE EXHAUST
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SP-100	SMOKE EXHAUST

PROJECT INFORMATION:

LEGAL: LOT 21 BLOCK 14 PLAN 10000
MUNICIPAL: 2201 46TH STREET S.E.
CALGARY
PROJ: 2201 46TH STREET S.E.

PROPOSED CHANGES:

1. 2000 SQ. FT. ADDITION

PROPOSED CHANGES AREA:

FLOOR: 2000 SQ. FT. ADDITION

AREA: 2000 SQ. FT. ADDITION

PERMITS: 2000 SQ. FT. ADDITION

TOTAL: 2000 SQ. FT. ADDITION

AREA TOTAL: 2000 SQ. FT. ADDITION

R200 BY-LAW REGULATIONS:

MAXIMUM HEIGHT: 12M

MAXIMUM AREA: 1200 SQ. M

MAXIMUM SETBACK: 1.5M

MAXIMUM FLOOR AREA: 1200 SQ. M

MAXIMUM GROUND COVER: 10%

MAXIMUM LOT COVERAGE: 10%

MAXIMUM LOT AREA: 1200 SQ. M

MAXIMUM LOT WIDTH: 12M

MAXIMUM LOT DEPTH: 12M

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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 40
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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