

# \$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	1ST FLOOR
SP-004	2ND FLOOR
SP-005	3RD FLOOR
SP-006	4TH FLOOR
SP-007	5TH FLOOR
SP-008	MECHANICAL, ELECTRICAL, PLUMBING AND SANITARY (MEP/S)
SP-009	LANDSCAPE ARCHITECTURE
SP-010	CONCRETE
SP-011	WOODWORK
SP-012	PAINT
SP-013	GLASS
SP-014	IRONWORK
SP-015	STEEL
SP-016	SMOKE EXHAUST
SP-017	MECHANICAL
SP-018	ELECTRICAL
SP-019	PLUMBING
SP-020	SANITARY

#### PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 14 PLAN 20144
MUNICIPAL:	2201 46TH STREET S.E.
CITY:	CALGARY
PROJECT NO.:	2024-001
CLIENT:	FAAS ARCHITECTURE
DATE:	SEPTEMBER 13, 2024

#### FGO BY-LAW REGULATIONS

REGULATIONS:	PERMITTED:
MAXIMUM HEIGHT:	12M
MAXIMUM FLOOR AREA:	1200 SQ M
MAXIMUM GROUND COVER:	15%
MAXIMUM SETBACK:	1.5M
MAXIMUM LOT COVERAGE:	15%
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 38  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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