

\$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	SECTION 1 - EXISTING
SP-003	SECTION 2 - PROPOSED
SP-004	SECTION 3 - EXISTING
SP-005	SECTION 4 - PROPOSED
SP-006	SECTION 5 - EXISTING
SP-007	SECTION 6 - PROPOSED
SP-008	SECTION 7 - EXISTING
SP-009	SECTION 8 - PROPOSED
SP-010	SECTION 9 - EXISTING
SP-011	SECTION 10 - PROPOSED
SP-012	SECTION 11 - EXISTING
SP-013	SECTION 12 - PROPOSED
SP-014	SECTION 13 - EXISTING
SP-015	SECTION 14 - PROPOSED
SP-016	SECTION 15 - EXISTING
SP-017	SECTION 16 - PROPOSED
SP-018	SECTION 17 - EXISTING
SP-019	SECTION 18 - PROPOSED
SP-020	SECTION 19 - EXISTING
SP-021	SECTION 20 - PROPOSED
SP-022	SECTION 21 - EXISTING
SP-023	SECTION 22 - PROPOSED
SP-024	SECTION 23 - EXISTING
SP-025	SECTION 24 - PROPOSED
SP-026	SECTION 25 - EXISTING
SP-027	SECTION 26 - PROPOSED
SP-028	SECTION 27 - EXISTING
SP-029	SECTION 28 - PROPOSED
SP-030	SECTION 29 - EXISTING
SP-031	SECTION 30 - PROPOSED
SP-032	SECTION 31 - EXISTING
SP-033	SECTION 32 - PROPOSED
SP-034	SECTION 33 - EXISTING
SP-035	SECTION 34 - PROPOSED
SP-036	SECTION 35 - EXISTING
SP-037	SECTION 36 - PROPOSED
SP-038	SECTION 37 - EXISTING
SP-039	SECTION 38 - PROPOSED
SP-040	SECTION 39 - EXISTING
SP-041	SECTION 40 - PROPOSED
SP-042	SECTION 41 - EXISTING
SP-043	SECTION 42 - PROPOSED
SP-044	SECTION 43 - EXISTING
SP-045	SECTION 44 - PROPOSED
SP-046	SECTION 45 - EXISTING
SP-047	SECTION 46 - PROPOSED
SP-048	SECTION 47 - EXISTING
SP-049	SECTION 48 - PROPOSED
SP-050	SECTION 49 - EXISTING
SP-051	SECTION 50 - PROPOSED
SP-052	SECTION 51 - EXISTING
SP-053	SECTION 52 - PROPOSED
SP-054	SECTION 53 - EXISTING
SP-055	SECTION 54 - PROPOSED
SP-056	SECTION 55 - EXISTING
SP-057	SECTION 56 - PROPOSED
SP-058	SECTION 57 - EXISTING
SP-059	SECTION 58 - PROPOSED
SP-060	SECTION 59 - EXISTING
SP-061	SECTION 60 - PROPOSED
SP-062	SECTION 61 - EXISTING
SP-063	SECTION 62 - PROPOSED
SP-064	SECTION 63 - EXISTING
SP-065	SECTION 64 - PROPOSED
SP-066	SECTION 65 - EXISTING
SP-067	SECTION 66 - PROPOSED
SP-068	SECTION 67 - EXISTING
SP-069	SECTION 68 - PROPOSED
SP-070	SECTION 69 - EXISTING
SP-071	SECTION 70 - PROPOSED
SP-072	SECTION 71 - EXISTING
SP-073	SECTION 72 - PROPOSED
SP-074	SECTION 73 - EXISTING
SP-075	SECTION 74 - PROPOSED
SP-076	SECTION 75 - EXISTING
SP-077	SECTION 76 - PROPOSED
SP-078	SECTION 77 - EXISTING
SP-079	SECTION 78 - PROPOSED
SP-080	SECTION 79 - EXISTING
SP-081	SECTION 80 - PROPOSED
SP-082	SECTION 81 - EXISTING
SP-083	SECTION 82 - PROPOSED
SP-084	SECTION 83 - EXISTING
SP-085	SECTION 84 - PROPOSED
SP-086	SECTION 85 - EXISTING
SP-087	SECTION 86 - PROPOSED
SP-088	SECTION 87 - EXISTING
SP-089	SECTION 88 - PROPOSED
SP-090	SECTION 89 - EXISTING
SP-091	SECTION 90 - PROPOSED
SP-092	SECTION 91 - EXISTING
SP-093	SECTION 92 - PROPOSED
SP-094	SECTION 93 - EXISTING
SP-095	SECTION 94 - PROPOSED
SP-096	SECTION 95 - EXISTING
SP-097	SECTION 96 - PROPOSED
SP-098	SECTION 97 - EXISTING
SP-099	SECTION 98 - PROPOSED
SP-100	SECTION 99 - EXISTING
SP-101	SECTION 100 - PROPOSED

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 14 PLAN 1000000
MUNICIPAL:	2201 46TH STREET S.E. CALGARY
OWNER:	2201 46TH STREET S.E. CALGARY
DESIGNER:	FAAS ARCHITECTURE
DATE:	SEPTEMBER 13, 2024

RGO BY-LAW REGULATIONS

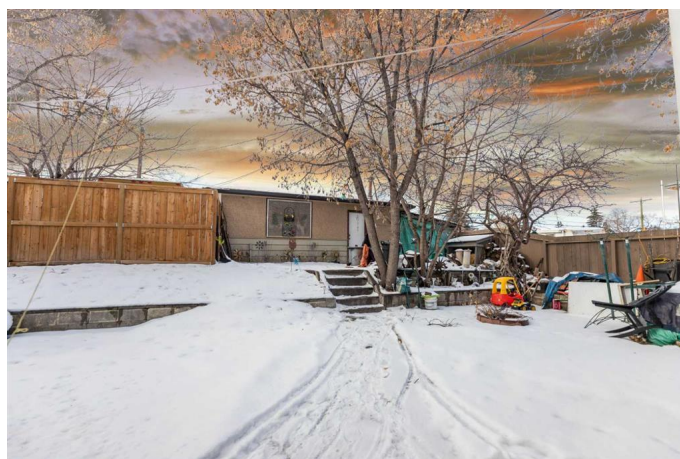
REGULATIONS:	PROPOSED:
SECTION 10.1:	1.0M
SECTION 10.2:	1.0M
SECTION 10.3:	1.0M
SECTION 10.4:	1.0M
SECTION 10.5:	1.0M
SECTION 10.6:	1.0M
SECTION 10.7:	1.0M
SECTION 10.8:	1.0M
SECTION 10.9:	1.0M
SECTION 10.10:	1.0M
SECTION 10.11:	1.0M
SECTION 10.12:	1.0M
SECTION 10.13:	1.0M
SECTION 10.14:	1.0M
SECTION 10.15:	1.0M
SECTION 10.16:	1.0M
SECTION 10.17:	1.0M
SECTION 10.18:	1.0M
SECTION 10.19:	1.0M
SECTION 10.20:	1.0M
SECTION 10.21:	1.0M
SECTION 10.22:	1.0M
SECTION 10.23:	1.0M
SECTION 10.24:	1.0M
SECTION 10.25:	1.0M
SECTION 10.26:	1.0M
SECTION 10.27:	1.0M
SECTION 10.28:	1.0M
SECTION 10.29:	1.0M
SECTION 10.30:	1.0M
SECTION 10.31:	1.0M
SECTION 10.32:	1.0M
SECTION 10.33:	1.0M
SECTION 10.34:	1.0M
SECTION 10.35:	1.0M
SECTION 10.36:	1.0M
SECTION 10.37:	1.0M
SECTION 10.38:	1.0M
SECTION 10.39:	1.0M
SECTION 10.40:	1.0M
SECTION 10.41:	1.0M
SECTION 10.42:	1.0M
SECTION 10.43:	1.0M
SECTION 10.44:	1.0M
SECTION 10.45:	1.0M
SECTION 10.46:	1.0M
SECTION 10.47:	1.0M
SECTION 10.48:	1.0M
SECTION 10.49:	1.0M
SECTION 10.50:	1.0M

REGULATIONS:

SECTION 10.1:	1.0M
SECTION 10.2:	1.0M
SECTION 10.3:	1.0M
SECTION 10.4:	1.0M
SECTION 10.5:	1.0M
SECTION 10.6:	1.0M
SECTION 10.7:	1.0M
SECTION 10.8:	1.0M
SECTION 10.9:	1.0M
SECTION 10.10:	1.0M
SECTION 10.11:	1.0M
SECTION 10.12:	1.0M
SECTION 10.13:	1.0M
SECTION 10.14:	1.0M
SECTION 10.15:	1.0M
SECTION 10.16:	1.0M
SECTION 10.17:	1.0M
SECTION 10.18:	1.0M
SECTION 10.19:	1.0M
SECTION 10.20:	1.0M
SECTION 10.21:	1.0M
SECTION 10.22:	1.0M
SECTION 10.23:	1.0M
SECTION 10.24:	1.0M
SECTION 10.25:	1.0M
SECTION 10.26:	1.0M
SECTION 10.27:	1.0M
SECTION 10.28:	1.0M
SECTION 10.29:	1.0M
SECTION 10.30:	1.0M
SECTION 10.31:	1.0M
SECTION 10.32:	1.0M
SECTION 10.33:	1.0M
SECTION 10.34:	1.0M
SECTION 10.35:	1.0M
SECTION 10.36:	1.0M
SECTION 10.37:	1.0M
SECTION 10.38:	1.0M
SECTION 10.39:	1.0M
SECTION 10.40:	1.0M
SECTION 10.41:	1.0M
SECTION 10.42:	1.0M
SECTION 10.43:	1.0M
SECTION 10.44:	1.0M
SECTION 10.45:	1.0M
SECTION 10.46:	1.0M
SECTION 10.47:	1.0M
SECTION 10.48:	1.0M
SECTION 10.49:	1.0M
SECTION 10.50:	1.0M

REGULATIONS:

SECTION 10.1:	1.0M
SECTION 10.2:	1.0M
SECTION 10.3:	1.0M
SECTION 10.4:	1.0M
SECTION 10.5:	1.0M
SECTION 10.6:	1.0M
SECTION 10.7:	1.0M
SECTION 10.8:	1.0M
SECTION 10.9:	1.0M
SECTION 10.10:	1.0M
SECTION 10.11:	1.0M
SECTION 10.12:	1.0M
SECTION 10.13:	1.0M
SECTION 10.14:	1.0M
SECTION 10.15:	1.0M
SECTION 10.16:	1.0M
SECTION 10.17:	1.0M
SECTION 10.18:	1.0M
SECTION 10.19:	1.0M
SECTION 10.20:	1.0M
SECTION 10.21:	1.0M
SECTION 10.22:	1.0M
SECTION 10.23:	1.0M
SECTION 10.24:	1.0M
SECTION 10.25:	1.0M
SECTION 10.26:	1.0M
SECTION 10.27:	1.0M
SECTION 10.28:	1.0M
SECTION 10.29:	1.0M
SECTION 10.30:	1.0M
SECTION 10.31:	1.0M
SECTION 10.32:	1.0M
SECTION 10.33:	1.0M
SECTION 10.34:	1.0M
SECTION 10.35:	1.0M
SECTION 10.36:	1.0M
SECTION 10.37:	1.0M
SECTION 10.38:	1.0M
SECTION 10.39:	1.0M
SECTION 10.40:	1.0M
SECTION 10.41:	1.0M
SECTION 10.42:	1.0M
SECTION 10.43:	1.0M
SECTION 10.44:	1.0M
SECTION 10.45:	1.0M
SECTION 10.46:	1.0M
SECTION 10.47:	1.0M
SECTION 10.48:	1.0M
SECTION 10.49:	1.0M
SECTION 10.50:	1.0M



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)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.