

# \$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-01	GENERAL NOTES
SP-02	FOUNDATION
SP-03	1ST FLOOR
SP-04	2ND FLOOR
SP-05	3RD FLOOR
SP-06	4TH FLOOR
SP-07	5TH FLOOR
SP-08	MECHANICAL, ELECTRICAL AND PLUMBING
SP-09	LANDSCAPE ARCHITECTURE
SP-10	CONCRETE WORK
SP-11	WOODWORK
SP-12	PAINTING
SP-13	ROOFING
SP-14	GLASS CURTAIN WALL
SP-15	MECHANICAL, ELECTRICAL AND PLUMBING
SP-16	LANDSCAPE ARCHITECTURE
SP-17	CONCRETE WORK
SP-18	WOODWORK
SP-19	PAINTING
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SP-39	WOODWORK
SP-40	PAINTING
SP-41	ROOFING
SP-42	GLASS CURTAIN WALL
SP-43	MECHANICAL, ELECTRICAL AND PLUMBING
SP-44	LANDSCAPE ARCHITECTURE
SP-45	CONCRETE WORK
SP-46	WOODWORK
SP-47	PAINTING
SP-48	ROOFING
SP-49	GLASS CURTAIN WALL
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SP-81	WOODWORK
SP-82	PAINTING
SP-83	ROOFING
SP-84	GLASS CURTAIN WALL
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SP-86	LANDSCAPE ARCHITECTURE
SP-87	CONCRETE WORK
SP-88	WOODWORK
SP-89	PAINTING
SP-90	ROOFING
SP-91	GLASS CURTAIN WALL
SP-92	MECHANICAL, ELECTRICAL AND PLUMBING
SP-93	LANDSCAPE ARCHITECTURE
SP-94	CONCRETE WORK
SP-95	WOODWORK
SP-96	PAINTING
SP-97	ROOFING
SP-98	GLASS CURTAIN WALL
SP-99	MECHANICAL, ELECTRICAL AND PLUMBING
SP-100	LANDSCAPE ARCHITECTURE

#### PROJECT INFORMATION:

LEGAL: LOT 21 BLOCK 14 PLAN 2014  
MUNICIPAL: 2201 46TH STREET S.E.  
CALGARY  
PROJ: 2201 46TH STREET S.E.

#### PROPOSED CHANGES:

1. 2ND FLOOR

2. 3RD FLOOR

3. 4TH FLOOR

4. 5TH FLOOR

5. MECHANICAL, ELECTRICAL AND PLUMBING

6. LANDSCAPE ARCHITECTURE

7. CONCRETE WORK

8. WOODWORK

9. PAINTING

10. ROOFING

11. GLASS CURTAIN WALL

12. MECHANICAL, ELECTRICAL AND PLUMBING

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#### RGC BY-LAW REGULATIONS

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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 41  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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