

# \$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 GAS (MEP&G) |
| SP-009 | LANDSCAPE ARCHITECTURE                           |
| SP-010 | CONCRETE   |
| SP-011 | WOODWORK   |
| SP-012 | PAINT  |
| SP-013 | GLASS  |
| SP-014 | IRONWORK   |
| SP-015 | SMALL FIXTURES                                   |
| SP-016 | FINISH FLOOR                                     |

#### PROJECT INFORMATION:

|              |                       |
|--------------|-----------------------|
| PROJECT NAME | 2201 46TH STREET S.E. |
| CLIENT       | FAAS ARCHITECTURE     |
| DESIGNER     | FAAS ARCHITECTURE     |
| DATE         | SEPTEMBER 13, 2024    |

#### REGULATORY REGULATIONS

|                        |           |
|------------------------|-----------|
| REGULATORY REGULATIONS | PERMITTED |
| MINIMUM SETBACK        | 1.5M      |
| MAXIMUM SETBACK        | 1.5M      |
| MINIMUM FRONT SETBACK  | 1.5M      |
| MINIMUM SIDE SETBACK   | 1.5M      |
| MINIMUM REAR SETBACK   | 1.5M      |

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#### PROPOSED OVER BUILDING AREA

|       |                             |
|-------|-----------------------------|
| FLOOR | OVER AREA OVER BUILDING     |
| 1ST   | 200.00 sqm (215.27 sq ft)   |
| 2ND   | 200.00 sqm (215.27 sq ft)   |
| 3RD   | 200.00 sqm (215.27 sq ft)   |
| 4TH   | 200.00 sqm (215.27 sq ft)   |
| 5TH   | 200.00 sqm (215.27 sq ft)   |
| TOTAL | 1000.00 sqm (1076.38 sq ft) |

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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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