

\$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

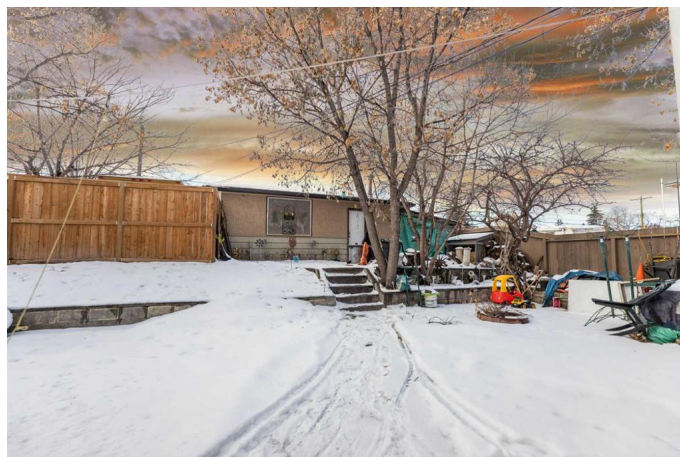
Address	2201 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta



2201 46th STREET S.E.

DEVELOPMENT PERMIT SET

<p>SEPTEMBER 13, 2024</p> <p>DRAWING LIST</p> <p>SP-001 SITE PLAN SP-002 EXISTING AND PROPOSED LOT LAYOUT SP-003 EXISTING AND PROPOSED FLOOR PLAN SP-004 EXISTING AND PROPOSED SECTION SP-005 EXISTING AND PROPOSED ELEVATION SP-006 EXISTING AND PROPOSED EXTERIOR SP-007 EXISTING AND PROPOSED INTERIOR SP-008 EXISTING AND PROPOSED GARAGE SP-009 EXISTING AND PROPOSED DRIVEWAY SP-010 EXISTING AND PROPOSED LANDSCAPE SP-011 EXISTING AND PROPOSED UTILITIES SP-012 EXISTING AND PROPOSED SIGNAGE SP-013 EXISTING AND PROPOSED FENCE SP-014 EXISTING AND PROPOSED LIGHTING SP-015 EXISTING AND PROPOSED PAVING SP-016 EXISTING AND PROPOSED CURB SP-017 EXISTING AND PROPOSED SIDEWALK SP-018 EXISTING AND PROPOSED BIKEWAY SP-019 EXISTING AND PROPOSED TREES SP-020 EXISTING AND PROPOSED PLANTINGS</p>	<p>PROJECT INFORMATION:</p> <p>LEGAL: LOT 21 BLOCK 14 PLAN 2014 MUNICIPAL: 2201 46TH STREET S.E. CALGARY PROJ: 2201 46TH STREET S.E. OWNER: [REDACTED] DESIGNER: [REDACTED]</p> <p>PROPOSED DEVELOPMENT:</p> <p>FLOOR: 5500 SQ FT (500 SQ FT) LAND: 5500 SQ FT (500 SQ FT) TOTAL: 11000 SQ FT (1000 SQ FT)</p>	<p>REGULATORY REGULATIONS:</p> <p>MINIMUM HEIGHT: 12M MAXIMUM HEIGHT: 12M MINIMUM SETBACK: 3M MAXIMUM SETBACK: 3M MINIMUM FRONT SETBACK: 3M MINIMUM SIDE SETBACK: 3M MINIMUM REAR SETBACK: 3M</p> <p>PERMITS REQUIRED:</p> <p>DEVELOPMENT PERMIT LANDSCAPE PERMIT SIGNAGE PERMIT FENCE PERMIT LIGHTING PERMIT PAVING PERMIT CURB PERMIT SIDEWALK PERMIT BIKEWAY PERMIT TREES PERMIT PLANTINGS PERMIT</p>	<p>REGULATORY NOTES:</p> <p>1. ALL PROPOSED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE CALGARY ZONING BYLAW AND THE CALGARY DEVELOPMENT PERMITTING BYLAW.</p> <p>2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CALGARY.</p> <p>3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p>
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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 39
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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