

# \$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:

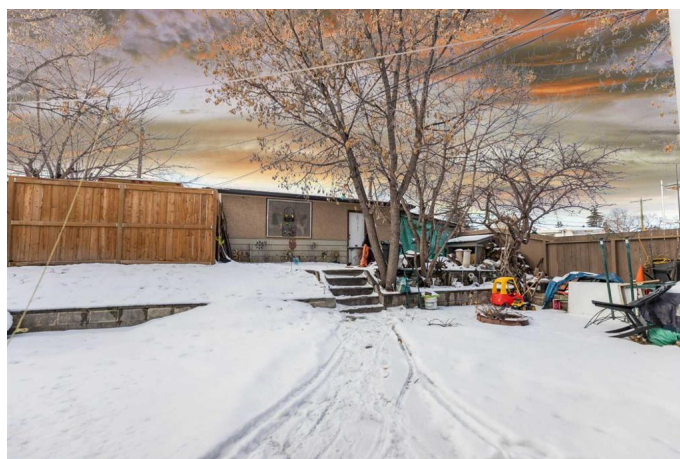
|                  |                               |
|------------------|-------------------------------|
| LEGAL:           | LOT 21 BLOCK 14 PLAN 1000000  |
| MUNICIPAL:       | 2201 46TH STREET S.E. CALGARY |
| CADASTRAL:       | TOWN OF CALGARY               |
| CONTRACT NUMBER: | ...                           |

#### RGO BY-LAW REGULATIONS

|                            |          |
|----------------------------|----------|
| REGULATORY REQUIREMENTS    | PROPOSED |
| MINIMUM SETBACK            | 1.5M     |
| MINIMUM FRONT SETBACK      | 1.5M     |
| MINIMUM SIDE SETBACK       | 1.5M     |
| MINIMUM REAR SETBACK       | 1.5M     |
| MINIMUM FRONT YARD SETBACK | 1.5M     |
| MINIMUM SIDE YARD SETBACK  | 1.5M     |
| MINIMUM REAR YARD SETBACK  | 1.5M     |
| MINIMUM FRONT SETBACK      | 1.5M     |
| MINIMUM SIDE SETBACK       | 1.5M     |
| MINIMUM REAR SETBACK       | 1.5M     |
| MINIMUM FRONT YARD SETBACK | 1.5M     |
| MINIMUM SIDE YARD SETBACK  | 1.5M     |
| MINIMUM REAR YARD SETBACK  | 1.5M     |

#### MUNICIPAL REGULATIONS

|                            |      |
|----------------------------|------|
| MINIMUM SETBACK            | 1.5M |
| MINIMUM FRONT SETBACK      | 1.5M |
| MINIMUM SIDE SETBACK       | 1.5M |
| MINIMUM REAR SETBACK       | 1.5M |
| MINIMUM FRONT YARD SETBACK | 1.5M |
| MINIMUM SIDE YARD SETBACK  | 1.5M |
| MINIMUM REAR YARD SETBACK  | 1.5M |
| MINIMUM FRONT SETBACK      | 1.5M |
| MINIMUM SIDE SETBACK       | 1.5M |
| MINIMUM REAR SETBACK       | 1.5M |
| MINIMUM FRONT YARD SETBACK | 1.5M |
| MINIMUM SIDE YARD SETBACK  | 1.5M |
| MINIMUM REAR YARD SETBACK  | 1.5M |



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 47  
Zoning H-GO

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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